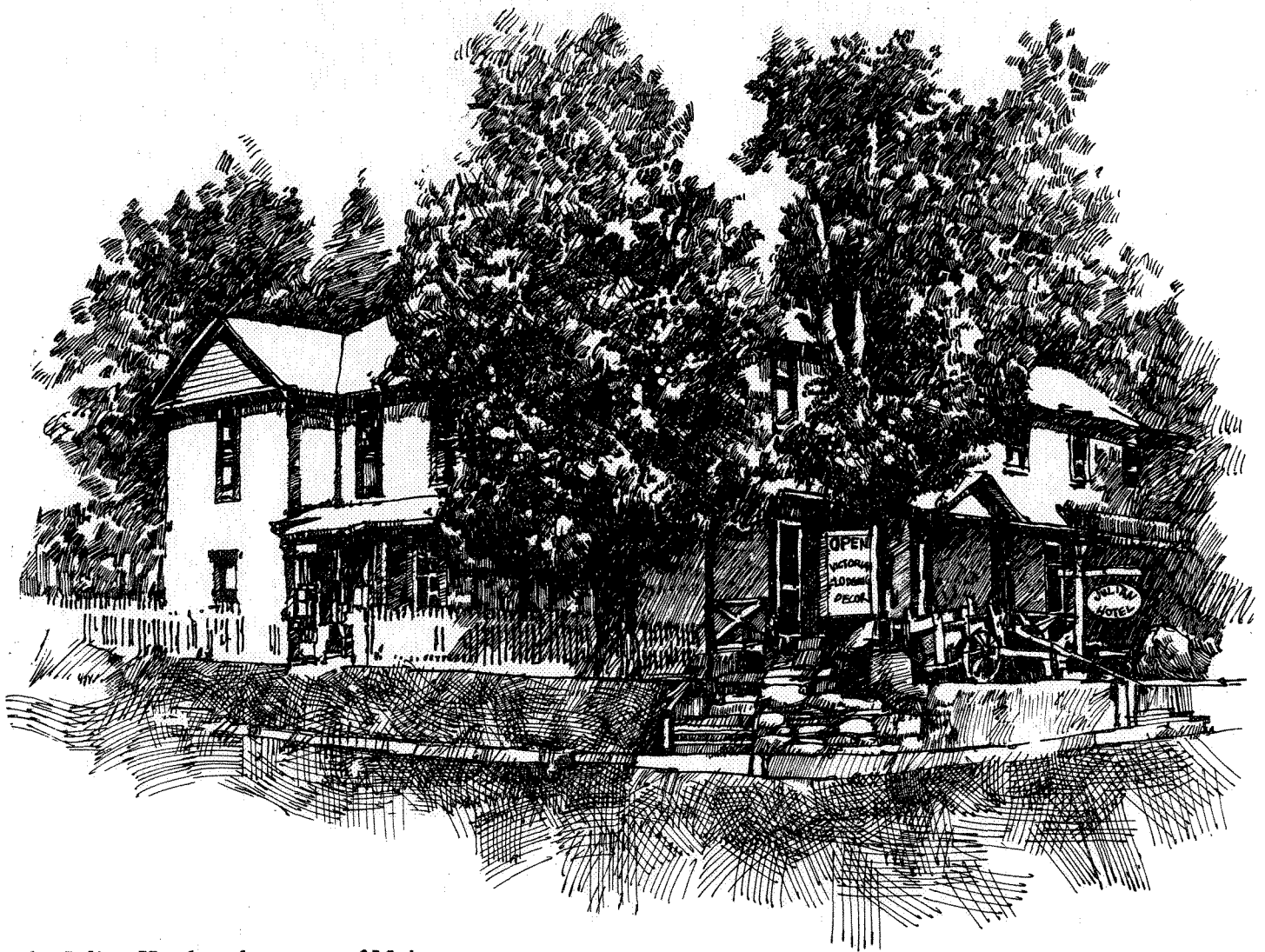


# JULIAN HISTORIC DISTRICT

Design Guidelines by the Architectural Review Board of the Julian Historic District and the San Diego County Department of Planning and Land Use, with Drawings, Illustrations, Maps and Photographs



*The Julian Hotel at the corner of Main and B Streets is listed in the National Register of Historic Landmarks.*

## BOARD OF SUPERVISORS

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First District

George F. Bailey  
Second District

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Third District

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Fourth District

John Mac Donald  
Fifth District

## Department of Planning & Land Use DESIGN GUIDELINES



\* Prepared pursuant to Section 5749 of the San Diego County Zoning Ordinance by the Department of Planning and Land Use

\* Reviewed by the Planning Commission on August 4, 1989

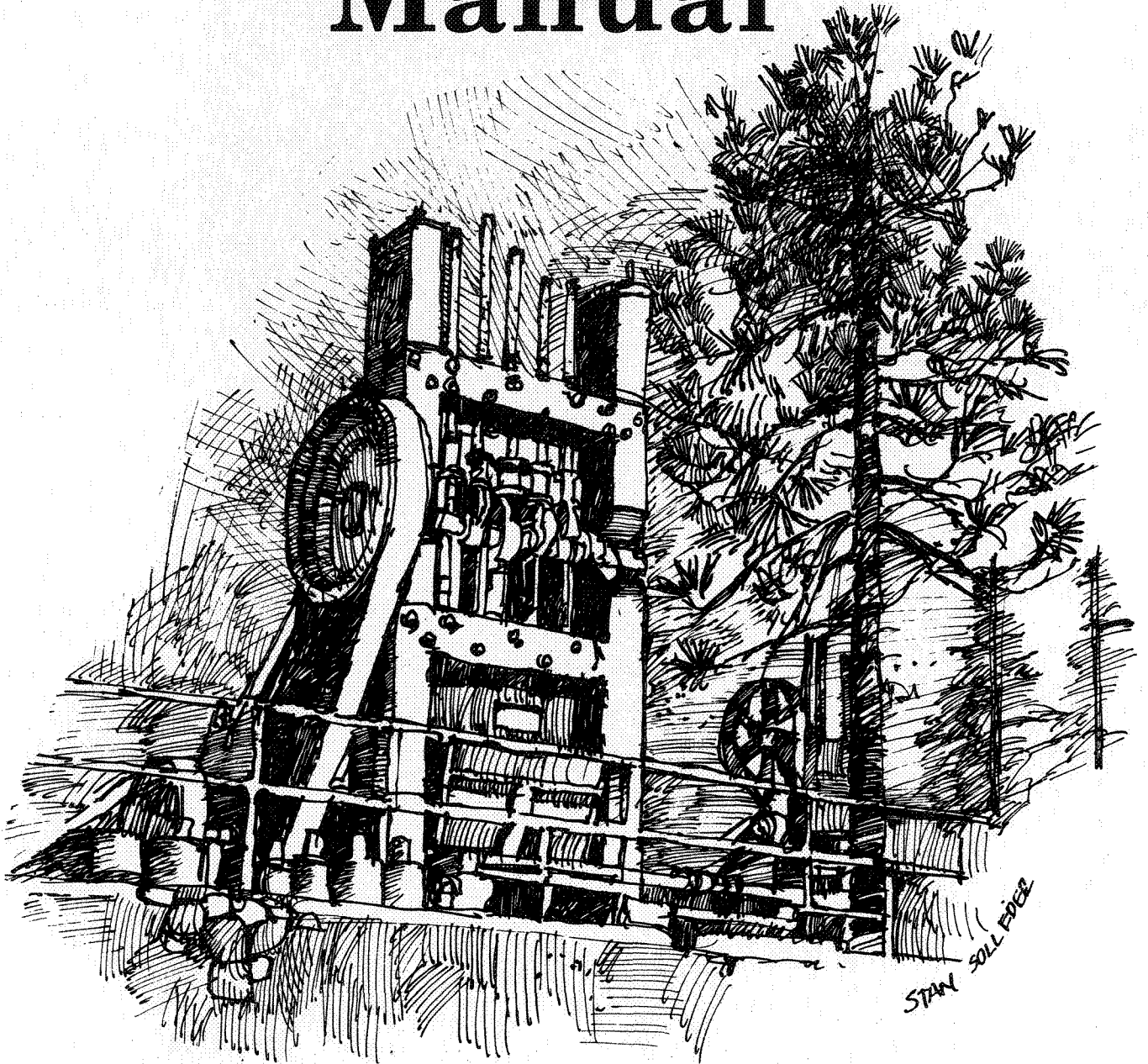
\* Approved by the Board of Supervisors on September 27, 1989

*Members of the Julian Historic District Architectural Review Board from 1978 - 1988 :  
Rex Anderson, Steve Ballinger, Woody Barnes, Pat Brown, Elizabeth Glover, Ben Hart,  
Skip Harvey, Frank Helmuth, Bob James, Mike Mushet, Stan Peters, Lelah Porter,  
Mike Rogers, Bonnie Seeman, David Stone, Dick White, Richard Zerbe.*

*Photographs are from the San Diego Historical Society / Ticom Collection and The Julian Pioneer Museum Collection.*



# Design Guidelines Manual



1989

The Julian Historic District Architectural Review Board  
County of San Diego Department of Planning and Land Use





*Hotel Robinson around 1900. The building still stands, now incorporated into the Julian Hotel. Architectural features include the pediment on the porch gable, double porch posts, tall and narrow two-lite, two-high windows, lap siding, stove chimney with an ornate cap, boxed soffit ( so rafter tails are not exposed ), and the sign, simple and direct. Note the picket fence and post-mounted lantern. There are closed risers on the steps to the building, and open risers on the steps not fastened to the building.*



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## HISTORY OF JULIAN

"**T**his is the most beautiful place I have ever seen," Drew Bailey said. "Let's each one locate a home here in this beautiful country. See the open valleys, the creeks of water, the fine pine, cedar, and oak timber on the hills in abundance."

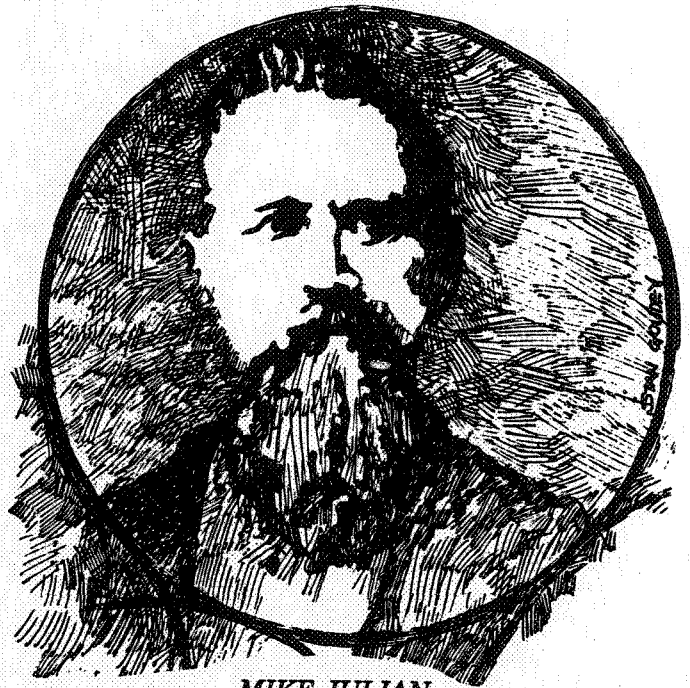
"But no," the other boys replied, "we must go on to San Diego where we can find work aplenty."

Drew said, "I can't give this up, it looks too good to me. If you are bound to go, stay awhile and help me build a log house. Winter will soon be here."

This was 1869 and Drury Bailey was talking with his brothers, Frank and James, and his cousins, Michael and Webb Julian. They were veterans of the Confederate army and had left their Georgia homes after the war to seek their fortunes in the west. After the vicissitudes of mining and prospecting, Drew was ready to settle down.

Placer gold had been found nearby, but the discovery of hard rock gold in February 1870 changed everything. The news was out. The rush was on. "One scarcely knows if he is on his head or heels," a miner wrote to the San Diego Union on March 15, 1870. "Imagine 800 men turned loose in the mountains with as little sense and as much 'friskiness' as many wild horses. People don't sleep here at all, or if they do, they are more lucky than I..."

Drew Bailey laid out a town on his land and called it Julian City, in honor of his cousin, Mike. Within a month, Julian City had 50 tents and brush shanties, log cabins under construction, four general stores and a dozen saloons. The gold rush day did not last long, though mining continued sporadically until World War II.



MIKE JULIAN

*"The handsomest man in camp and a favorite with the ladies"*

Julian was a family town from the beginning. The first school had 65 students in 1870 and there were 20 schools in the high school district between 1870 and 1931. Orchards were planted, sawmills established, and cattle covered the hills. Telephones started ringing in 1896; the first Apple Day was celebrated in 1909; the concrete road from Ramona reached town in 1926; electricity came in 1931; the water company formed in 1951, and it turned into the Julian Community Service District in 1965.

Julian has always been a recreational area set in a saddle of the mountains between the coast and the desert. There have been summer homes and camps since the turn of the century. Hunting and fishing are good, the air fresh, the stars bright, and the seasons bring real variety. In his reminiscences James Jasper (who owned the first newspaper in 1887) wrote: "Paved roads and the speedwagons have eliminated time and space, and the hundreds of cottages today will multiply into thousands..."

His crystal ball was clear. The future is on us.

## THIS MANUAL: A STATEMENT OF INTENT

People like Julian. It is a good place to call home. It feels comfortable because it is a real town. We are not Disneyland or Knott's Berry Farm. We are not a Western movie set. We are not a Seaport Village. A town is a reflection of the people who live there. Julian is a working town with real people living in it and we like it that way.

Julian has been fortunate to hold the affection of men and women who understand that, however good the hamburgers, golden arches are wrong for Julian. This affection has resulted in many thousand hours of volunteer work on the Architectural Review Board (ARB) of the Julian Historic District. The District was formed in 1978 by the County of San Diego to implement the Julian Community Plan which was begun in 1973. So these design guidelines are not an off-the-cuff effort of a few people.

The interim Design Manual was issued in 1978 and has been in use, studied and reviewed ever since by the Julian Architectural Review Board and the County of San Diego Department of Planning and Land Use.

Before you start any project in the Julian Historic District, you should meet with the Julian ARB, the County Planning staff member assigned to Julian, and read this manual. It is not easy to write specific regulations in our complex society, and procedures sometimes seem unreasonably difficult. The Julian Architectural Review Board can help with answers to questions you didn't know you had to ask.

The Architectural Review Board is here to assist owners, architects, and contractors in reviewing plans for the construction, modification, relocation, and demolition of structures in the Historic District. While the individual buildings in Julian may not be architecturally significant, taken as a whole they represent us very well. A glass box building would not fit in. A skyscraper would not be appropriate.

These guidelines apply to new construction and remodeling. But if you own a 1940 stucco house, there is no requirement to give it an 1870-1913 facelift. You may use the same materials and style as the original construction.

The Architectural Review Board must, by County ordinances, review all proposals for projects in the district except those projects which involve interior alterations only. Even small details of color, lighting, signs, fences, and plantings have an effect on the appearance of the town.

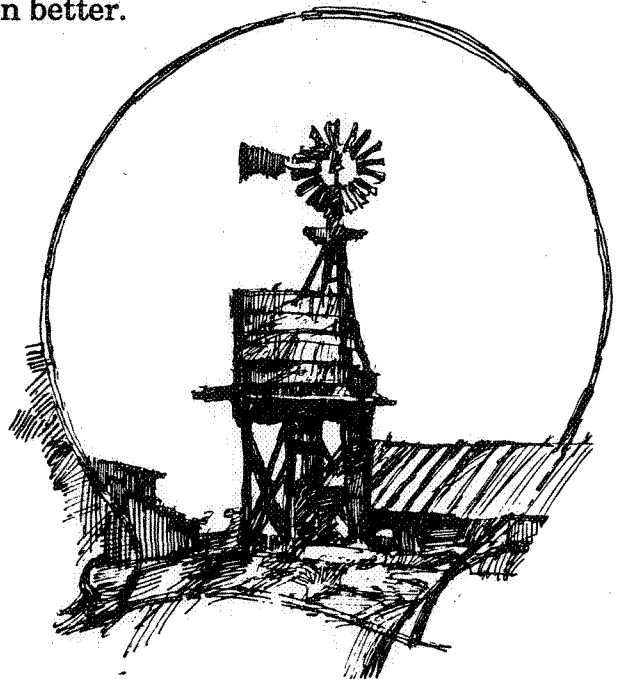
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*The County of San Diego Historic Landmark and District Preservation Area Regulations are found in Section 5700 of the San Diego County Zoning Ordinance. Section 5749 deals specifically with the Julian Historic District and says that a) the regulations apply to the Julian Historic District, b) "The external appearance of structures shall resemble as closely as possible the appearance of buildings existing in Julian in the period 1870 - 1913," c) that this design manual has been adopted by the Director and approved by the Board of Supervisors considering the recommendations of the Julian Historic District Architectural Review Board (ARB), and d) site plans within the Historic District shall be referred to the ARB, which will then advise the Director as to conformance with ordinances, general and specific plans, and other regulations.*

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What the ARB wants to do is help the public work with the County, show historical precedents, encourage environmental considerations, pay attention to the rural surroundings, prevent negative development, and make the process as simple as possible for builders.

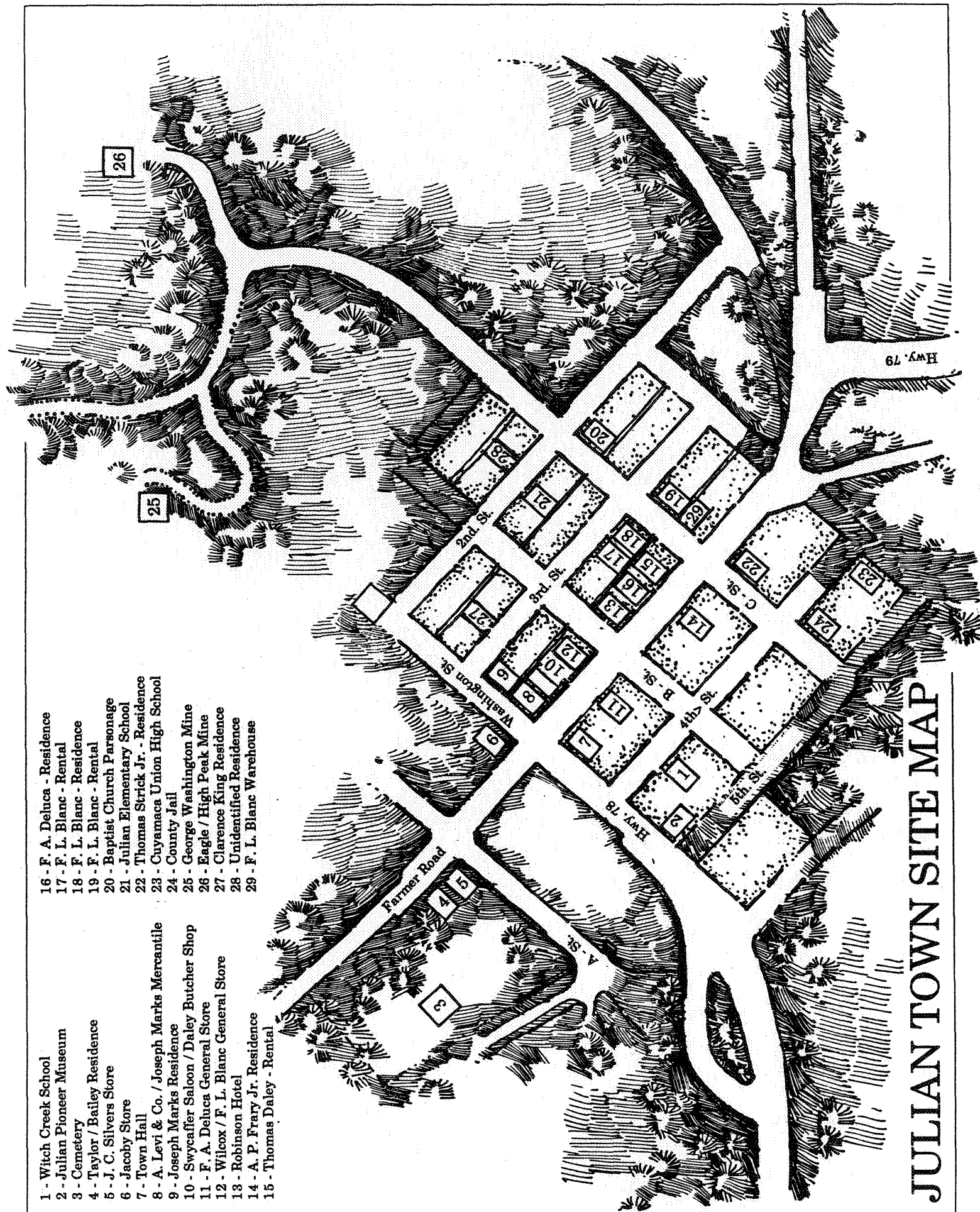
We cherish Julian and want to make it even better.



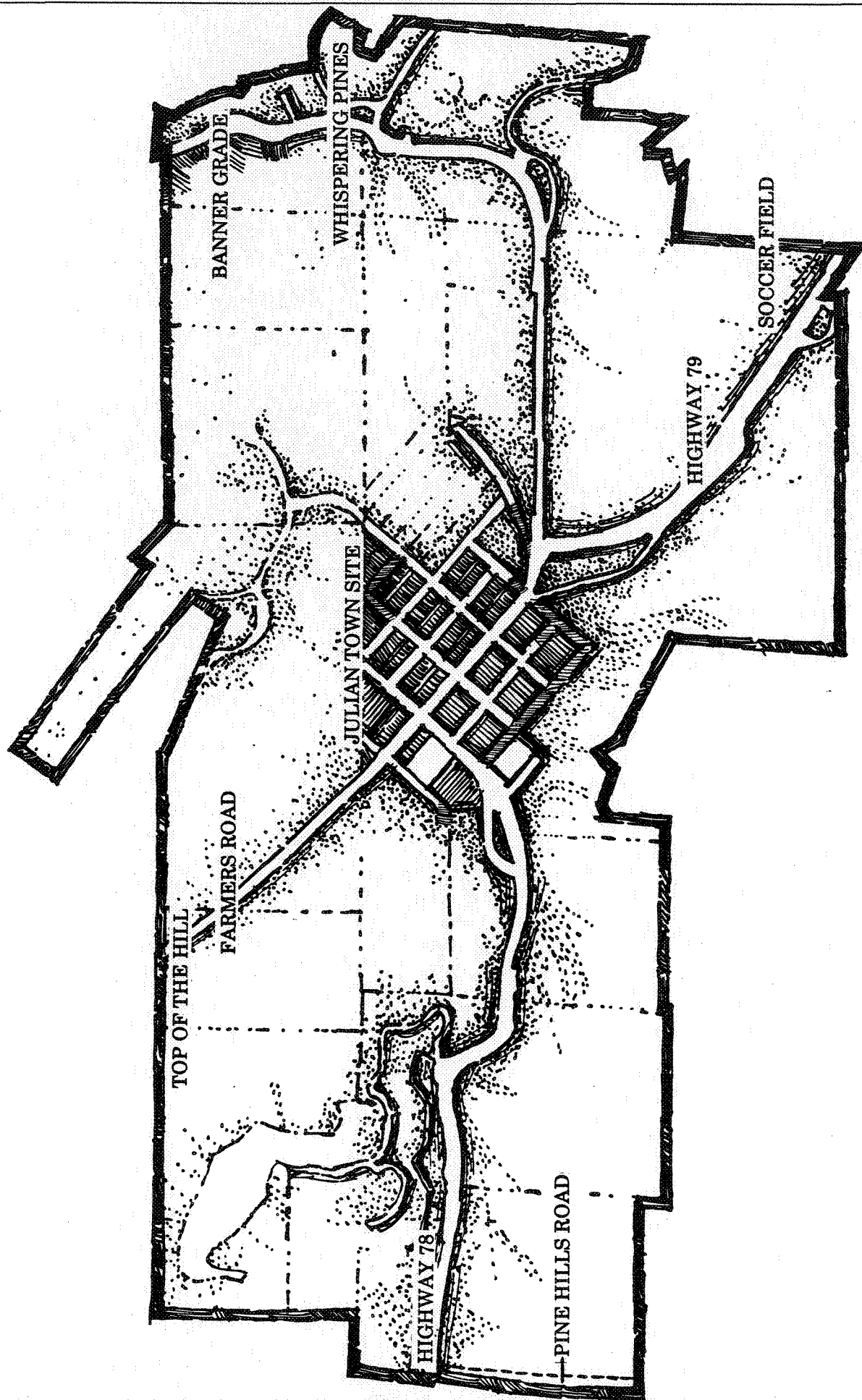


- 1 - Witch Creek School
- 2 - Julian Pioneer Museum
- 3 - Cemetery
- 4 - Taylor / Bailey Residence
- 5 - J. C. Silvers Store
- 6 - Jacoby Store
- 7 - Town Hall
- 8 - A. Levi & Co. / Joseph Marks Mercantile
- 9 - Joseph Marks Residence
- 10 - Swycaffer Saloon / Daley Butcher Shop
- 11 - F. A. Deluca General Store
- 12 - Wilcox / F. L. Blanc General Store
- 13 - Robinson Hotel
- 14 - A. P. Frary Jr. Residence
- 15 - Thomas Daley - Rental

- 16 - F. A. Deluca - Residence
- 17 - F. L. Blanc - Rental
- 18 - F. L. Blanc - Residence
- 19 - F. L. Blanc - Rental
- 20 - Baptist Church Parsonage
- 21 - Julian Elementary School
- 22 - Thomas Strick Jr. - Residence
- 23 - Cuyamaca Union High School
- 24 - County Jail
- 25 - George Washington Mine
- 26 - Eagle / High Peak Mine
- 27 - Clarence King Residence
- 28 - Unidentified Residence
- 29 - F. L. Blanc Warehouse



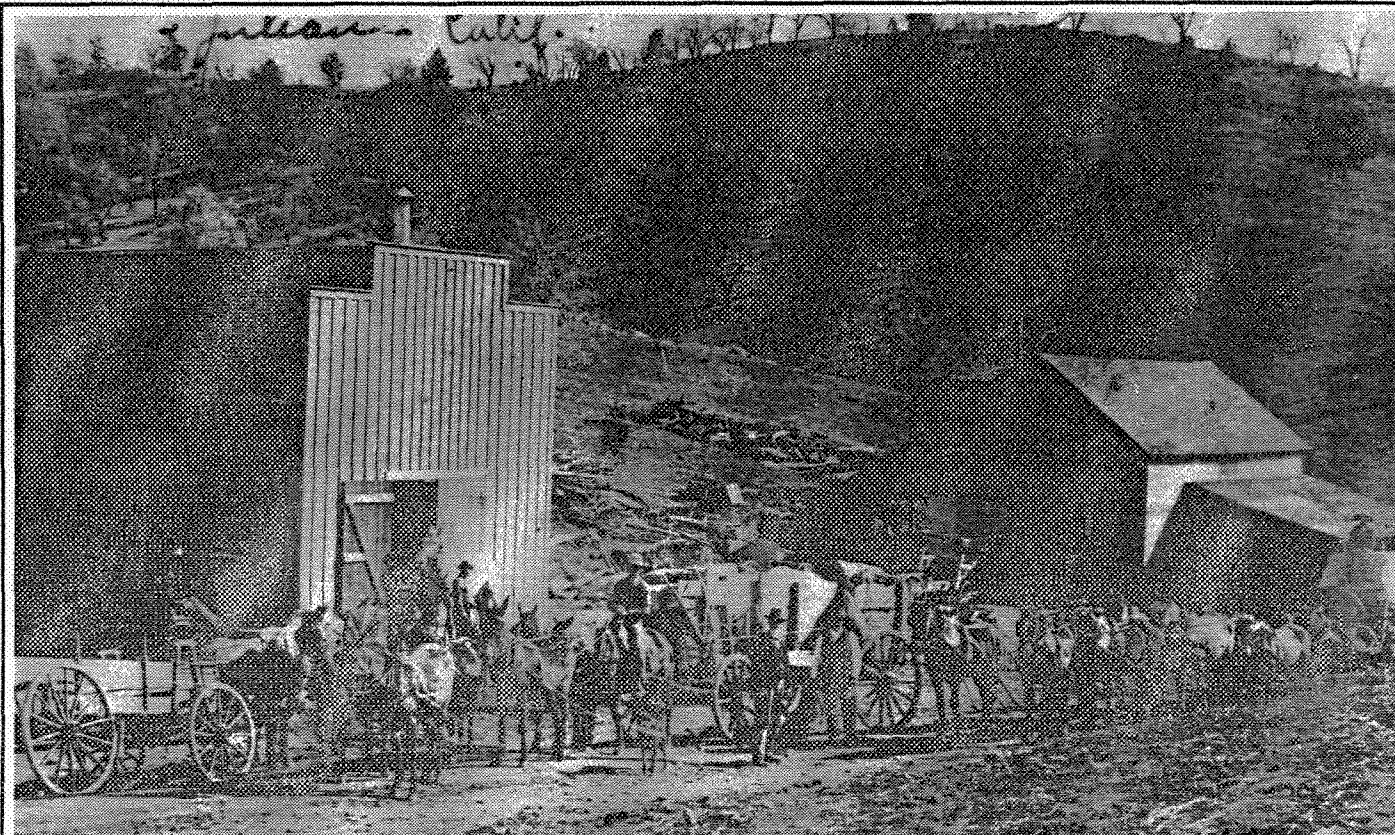
# JULIAN TOWN SITE MAP



## JULIAN HISTORIC DISTRICT MAP



*"The Hidden Jewel in God's Pocket," 1914. The Julian Hotel is center, the High School above and to the left. Many historic buildings remain today.*



*1887. The stone brewery to the right is now the Julian Pioneer Museum. To the left is the Treshil Blacksmith shop, long gone.*



# DESIGN CRITERIA

The design guidelines in this manual are based on the County of San Diego Zoning Ordinance, Section 5749, Julian Historic District; which states: "The external appearance of all structures shall resemble as closely as possible the appearance of buildings existing in Julian in the period 1870 - 1913." What the interior looks like is entirely up to the owner, but it would be nice if the treatment were consistent. All construction or remodeling should fit in with the neighborhood, but new buildings in the district must implement the late 19th century, early 20th century character of our community.

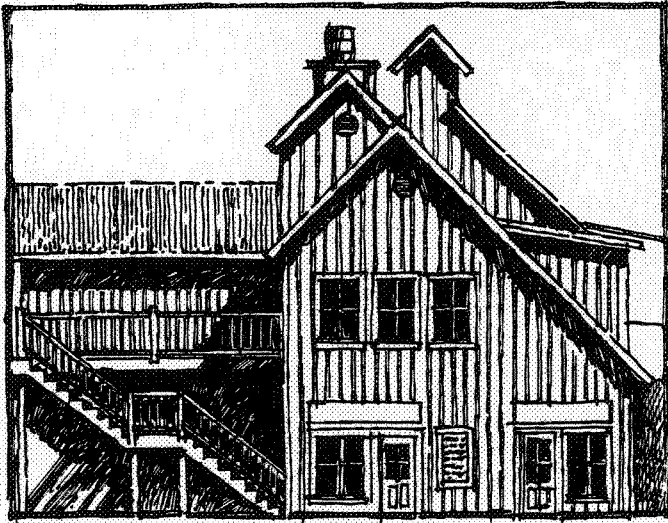
Buildings of the period in San Francisco or New York or San Diego do not meet our standards. Local historic precedent rules in Julian, and that precedent may be demonstrated by historic photographs or other evidence. The Julian Library and the Julian Pioneer Museum have collections of pictures. Any other source of pictorial information about Julian is welcome. The San Diego Historical Society and private collections are possibilities.



*The old Witch Creek School, now the Julian Library.*

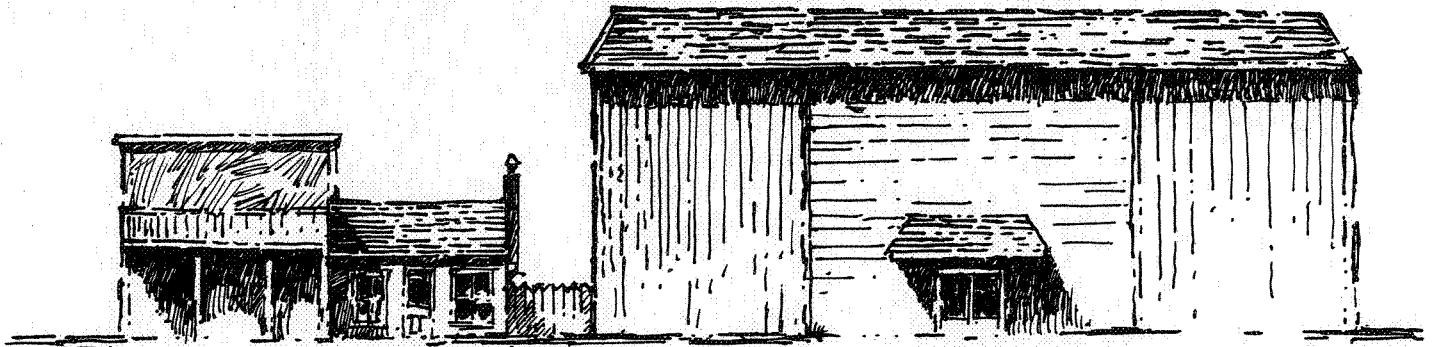
## GENERAL DESIGN CRITERIA

### Incompatible Scale, Bulk and Form



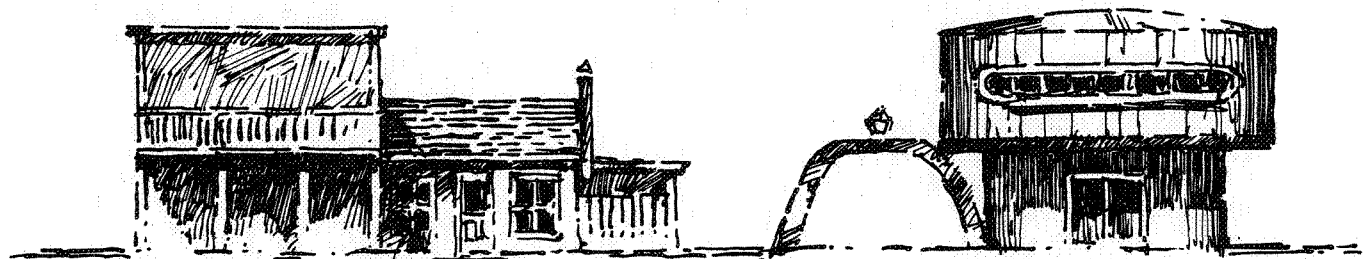
If you were blindfolded and taken to the middle of any town in San Diego County, Julian is one you would know immediately with the blindfold off. The buildings are not homogeneous, but they have common characteristics. They are comparatively small; most are wood construction, and none are painted like a circus wagon. Julian is built to human scale. There are a lot of interesting buildings, but nothing is grandiose or gaudy.

*Elevation of an actual building approved for Julian in 1987. Character of the design is from mine structures of the historic period.*



### INCOMPATIBLE SCALE AND BULK

*Enormous buildings are improper, impractical, and out of scale. There is no precedent for a 50,000 square foot - blank wall building in Julian.*



### INCOMPATIBLE FORM

*A giant red plaster apple as a cider stand, a geodesic dome, or an airport control tower are wrong for Julian.*

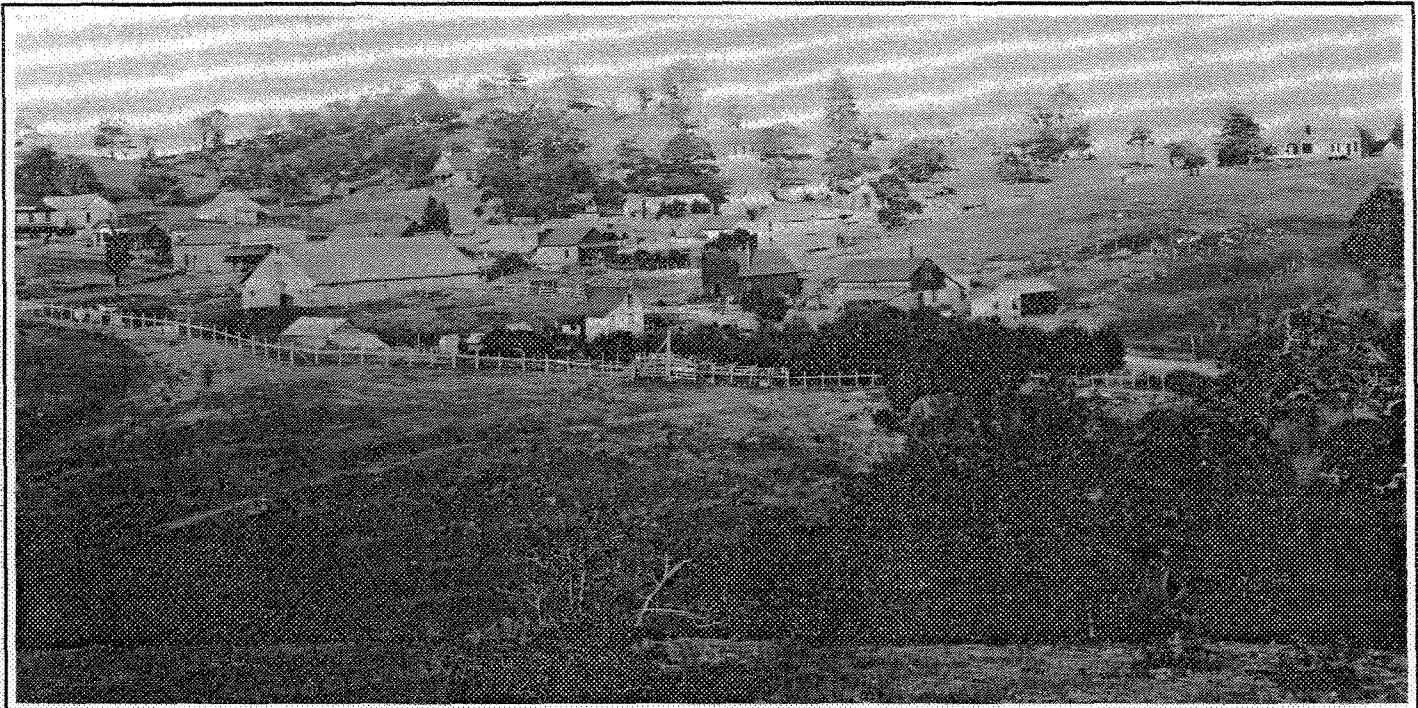


*The Horace Wilcox Store. The front is lap siding for display and glory, the side is board and batten. The shingled porch roof has timber posts closely spaced, there is a parapet cap on the false front, the windows are 12-lite, 4-high, the picket fence has a solid base and the board fences have flat tops. This false front, including the windows, still exists behind the present 1906 front.*

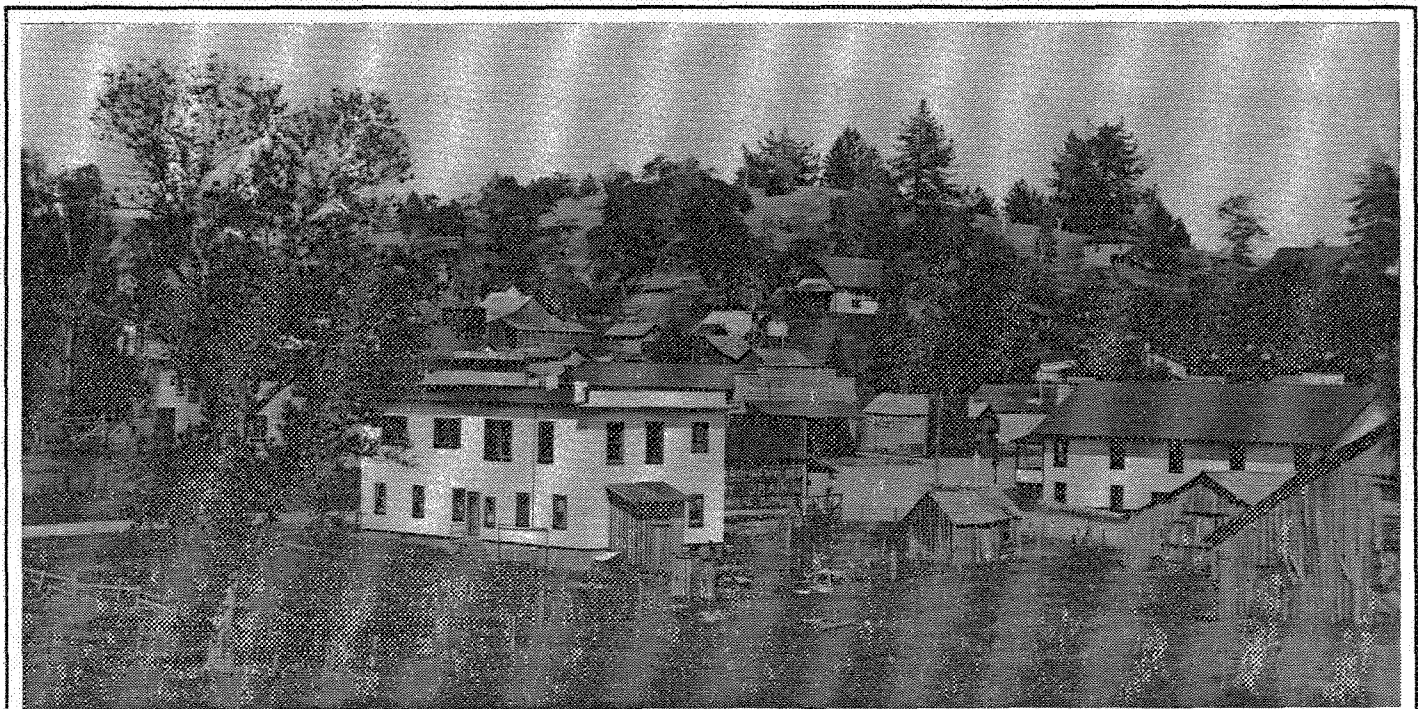


*Julian Elementary School dedicated in 1887. Note the pyramid capped bell tower, the gable and vent, the hipped porch roof (probably with a ceiling), the porch post / eave brackets, the 12:12 steep roof slope, the plastered chimney, boxed eave and channel rustic siding.*





*Julian in 1897. The Pioneer Livery is the big building to the left center; just to the right in the picture is the Treshil house with an attic room, right again is the blacksmith shop and the brewery (the present Julian Pioneer Museum), the Baptist Church is on a line above the blacksmith shop at the top of the hill, and the big center building is De Luca's barn with the eave dormer. This picture illustrates many roof and fence styles.*



*Forester's Hall is at bottom left, the present Town Hall is to the right of this 1914 picture. Forester's Hall is stucco with a parapet roof, newfashioned with asymmetrical windows in contrast to the Town Hall's Georgian regularity. Note the signs painted on the buildings and the two small commercial buildings on Main Street to the right of the Joseph Marx building, the present drug store.*

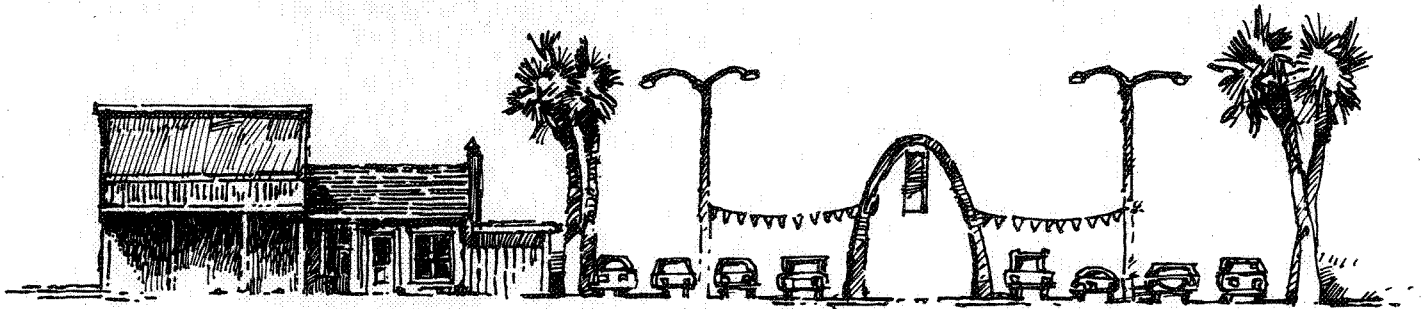
## GENERAL DESIGN CRITERIA

### Site Development and Grading

Julian is built on hills, so most sites may involve grading. Deep cuts and high retaining walls should be avoided. Large building pads and large level open spaces are suitable for flat ground, but not for our varied natural terrain. Unavoidable cuts and fills should blend with surrounding land contours.

Drainage is important. Our rainfall can be 20 inches one year and 70 the next. Control of water flowing downhill is essential. One year the heaviest snowfall will be 10 inches deep and

stay for three days. The next year might be a repeat of 1948 - 1949 when you could walk over fences, and the 48 inches of snow took a month to melt. Orientation of buildings in snow country is important; snow will linger longer on the north side.



*Example of incompatible architectural character which is out of context with existing development.*

### Parking.

Parking is never easy in hillside communities. Residential parking should be to the side and rear of buildings. While there were few automobiles in Julian in our historic period, carriage houses and barns served the same purpose as garages and carports do today. Commercial parking areas have requirements in the San Diego County Department of Planning and Land Use Zoning Ordinance and the "Offstreet Parking Design Manual." With street parking at a premium in Julian because of traffic, we encourage neighboring commercial properties to share driveways. Parking areas

should be screened from street view by shrubs, trees, walls, and fences with due regard to sight lines necessary for safe driving. We encourage lots of landscaping. Guidelines are given on page 48 - 50.



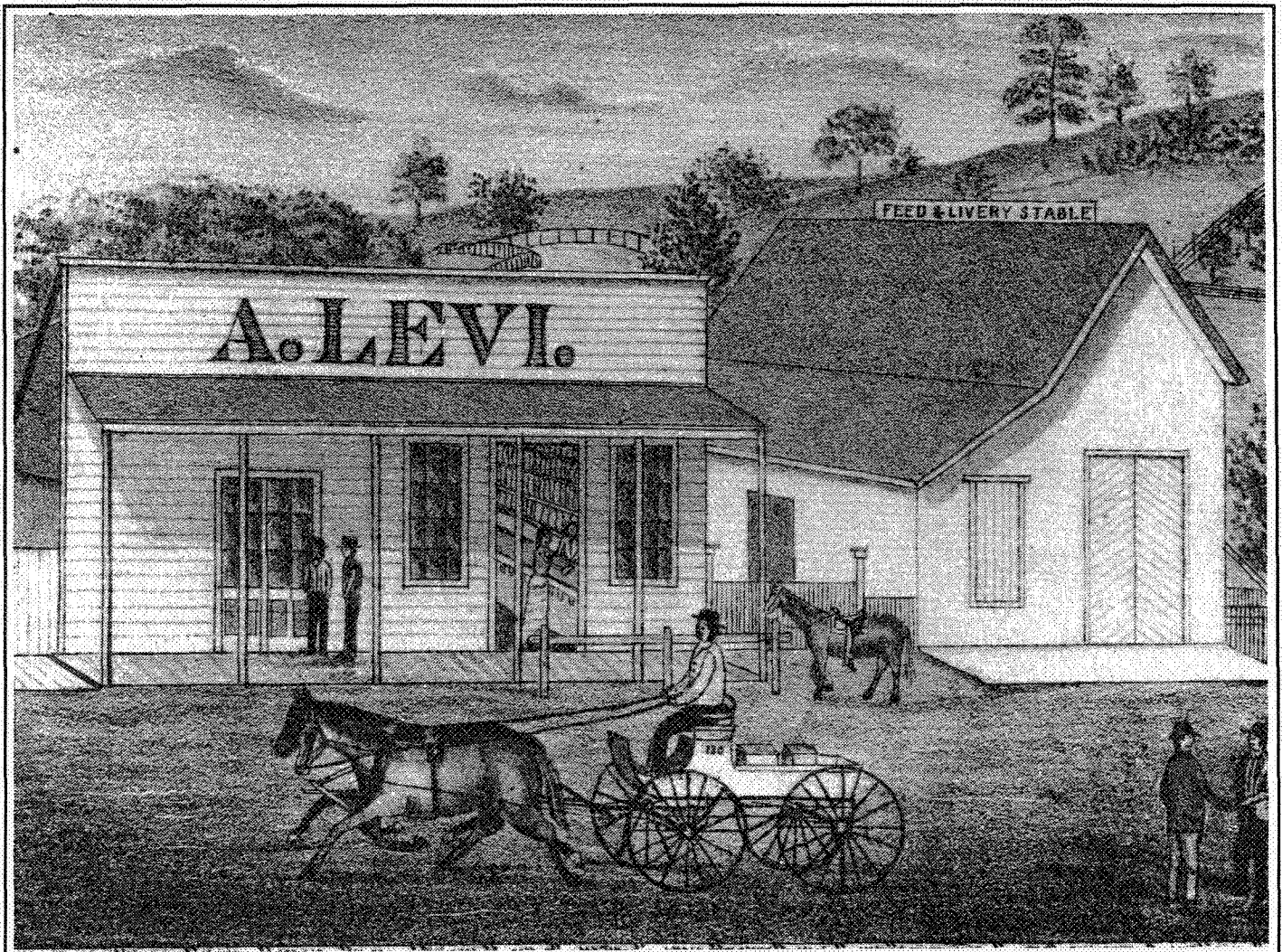
## GENERAL DESIGN CRITERIA

### Improper Use of Proper Materials

Another important aspect of the work that needs to be discussed is the improper use of proper materials. This means that it would be wrong, for example, to select a nice siding material from page 20 and then nail it on your building in a diagonal pattern. Board and batten laid horizontally would be equally foolish. Plainly stated, the idea is unity. Correct materials should be fused with thoughtful design.

Sometimes an overlooked planning flaw is the problem of architectural composites, or the mixing of styles. This is somewhat the same thing as we just talked about except on a

grander scale. It really is, simply, taking care not to combine the suggested historical styles into a plan that visually doesn't make sense. Just because each element by itself is good does not guarantee that the combination of them will be wonderful. For example, you have a building that was built in the 1950's and you wish to add on to it. You have the option of keeping the style of the addition in the 1950's or taking the entire building back to the 1870 - 1913 period. Either choice is fine but mixing them is not.

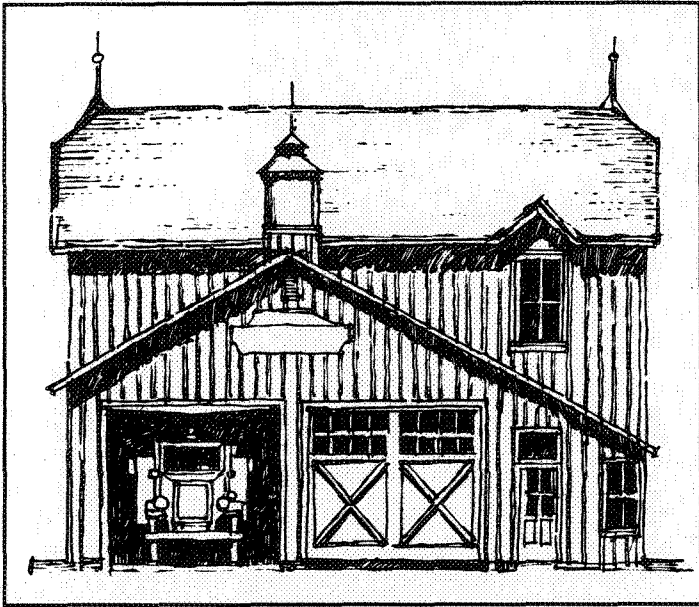


*Period drawing of the store and livery stable of A. Levi. Artist unknown.*



## GENERAL DESIGN CRITERIA

### Architectural Standards



*Elevation of the Julian Volunteer Fire House*

Builders traditionally use the available local material, rocks in Ireland, adobe in Mexico, wood in Julian. Where you have cold weather and more than enough work to keep you busy, buildings tend to be small and economical to heat. Roofs are steep to shed the snow. Porches are useful as shelter from the weather, hot, or wet, or snow. Houses are oriented with due regard to the prevailing winds.

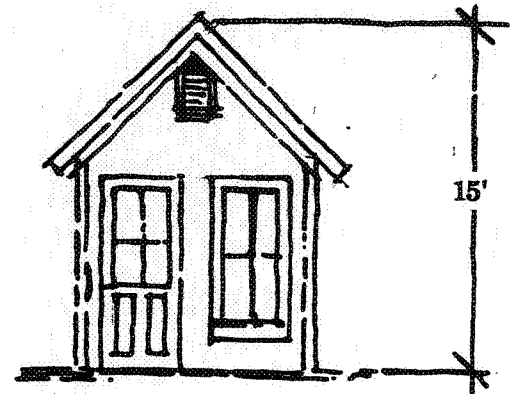
The existing buildings are modest in size. The height of a one story structure should be about 15 feet, with a maximum of 22 feet and a minimum of 14 feet. Two story buildings should be about 30 feet, with 25 feet the minimum and 35 feet the maximum height. There were no three story buildings in our historic period.

The character of our town was demonstrated by features of the buildings, practical, sedate, sober, and yet with that flash of scallops, fish scale shingles, dentilations, and other decorative detail.

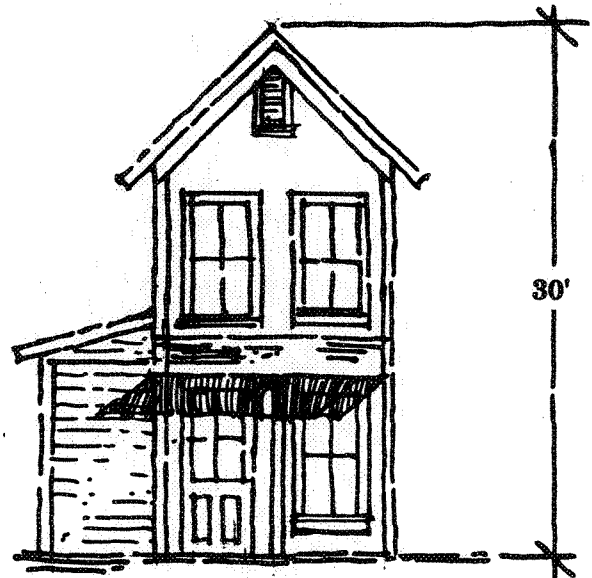
The original Julian architecture was homemade. Some of the men who built our houses and public buildings grew up in the South before the Civil War. Julian has a very similar landscape and climate to that area, so what had evolved there was transposed 2000

miles and has worked very well.

"False front" is defined as the front wall extended as a facade, satisfying the size, finish, or importance of a building. They also served as an expression of the spirit, illustrating the character of the builder. Most false fronts served as sign boards and were decorated with fancy-work of one kind or another. Nobody was fooled by the false fronts and they were enjoyed by all.



*One story structure*

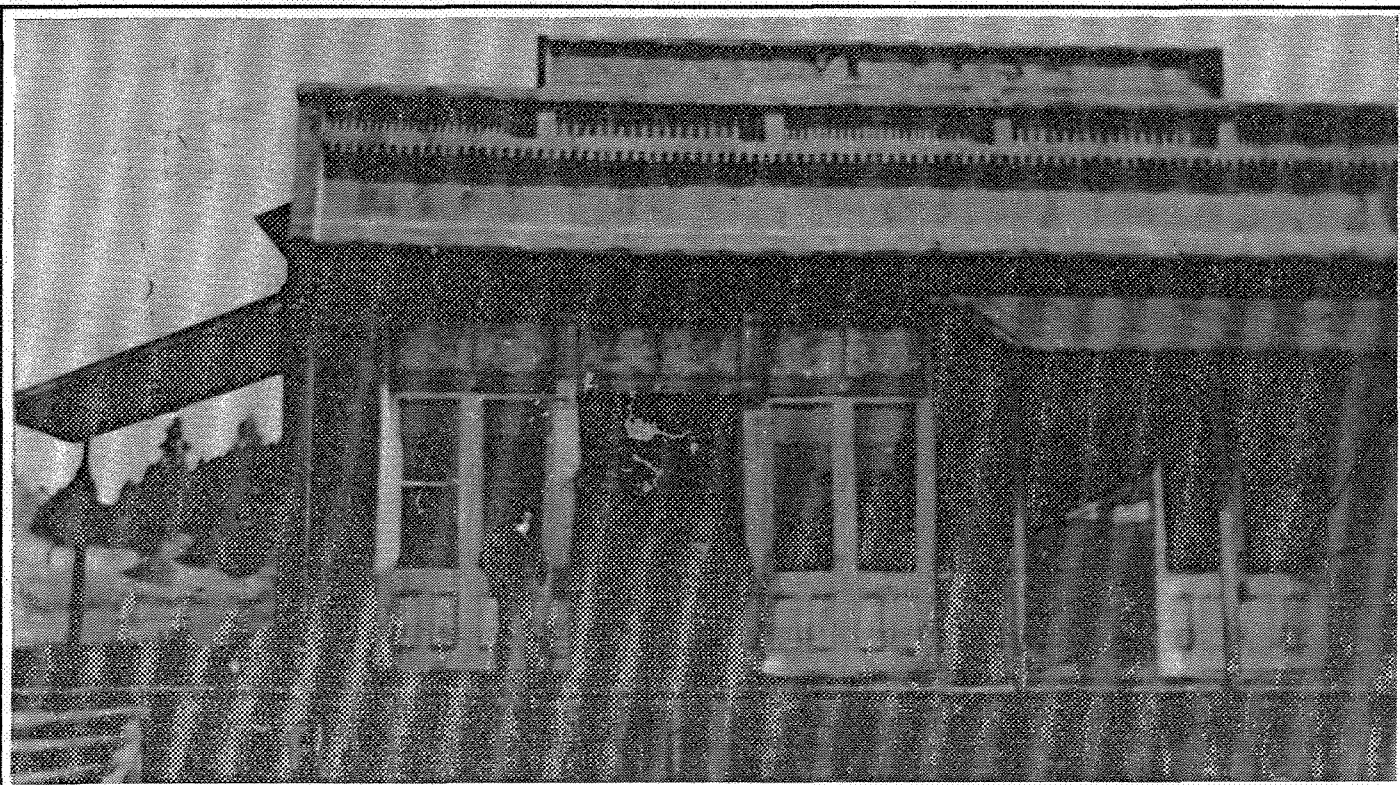


*Two story structure*

The next few pages detail roof styles and slopes, siding and shingle patterns, doors and windows, fences and other examples to illustrate the architectural characteristics that make Julian unique.



*This building is the same building that appears on page 29. Note the scale of the building as it relates to the people, also the simple signs painted directly on the buildings. Visible are at least three different siding materials. The trim is simple but effective. You don't have to buy a Stanley Steamer to put in front of your building.*



*This is an 1886 picture of the present drug store. The windows with transoms are more than 8' tall with raised panels at the bottom. The awning roof is of uncovered tongue and groove boards. The dentilation of the brick is modestly elegant.*

## ARCHITECTURAL DESIGN DETAILS

It is in this section of the manual, pages 17-32, that specific architectural elements of the historic period 1870 - 1913 are dealt with. The perception of these elements is sometimes subtle. As the cliché goes; "Beauty is in the eye of the beholder." Folks come to Julian to, among other things, look at the older structures. It is the purpose of the following pages to define the individual elements of Julian's old buildings so that when we are pleased at the sight of them we know why. The architectural vogue of earlier times dictated that the buildings be more vertical than horizontal. The roofs were steep for philosophical as well as practical reasons. A walk through Julian will be a good teacher.

The windows were tall and narrow. The style of building in Julian was simple and utilitarian. Although simple, enough detail or ornament was put into the structures to satisfy the craftsman and the fashion of the day. It is the successful combination of proportions, structural elements such as windows and doors, and correct detail that will assure a pleasing building. Because of an enduring simplicity, the door and window styles, the siding choices, and the other architectural details found in the book are readily available today. Such features as transom windows, although not as common today as they once were, are not difficult to obtain and install.

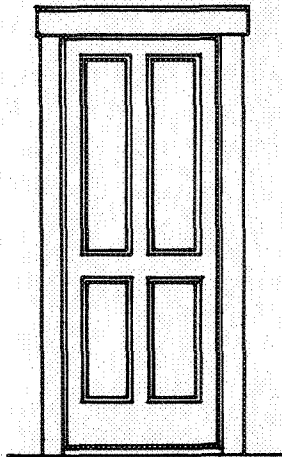
The Architectural Review Board will offer assistance.



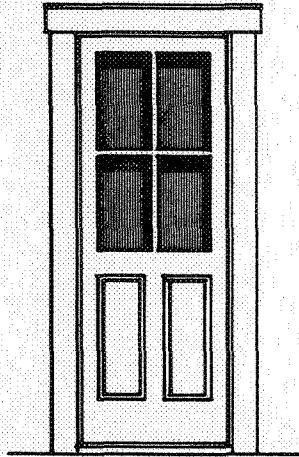


# ARCHITECTURAL DETAILS • DOORS • SCREEN DOOR • TRIM

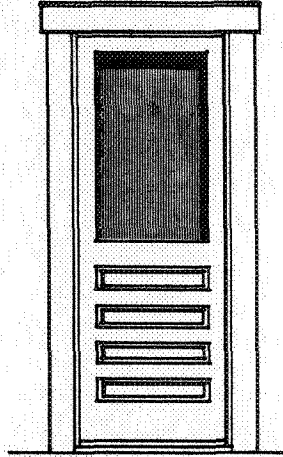
*Below are examples of correct doors, doors & transom, & screen doors*



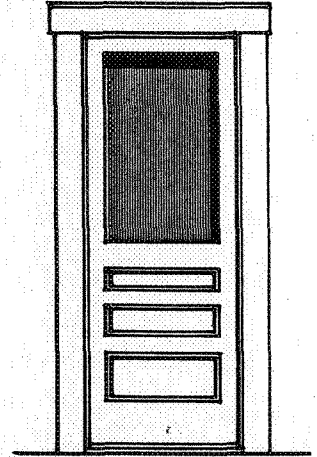
*4 Panels 2-High*



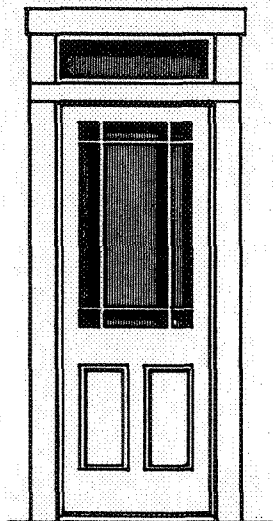
*2 Panels With 4-Lite 2-High Window*



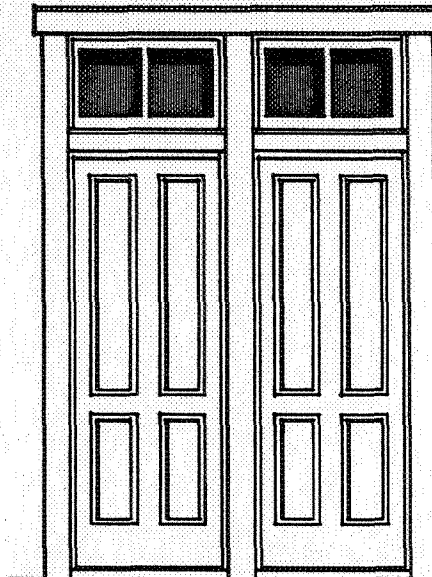
*4 Panel Horizontal With 1-Lite 1-High Window*



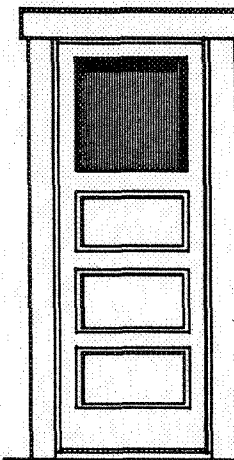
*3 Panel Horizontal With 1-Lite 1-High Window*



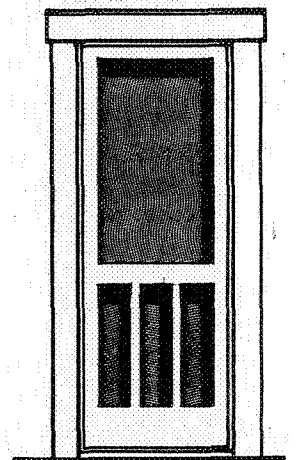
*Any of the Correct Doors in Combination With 1 or 2-Lite Transoms*



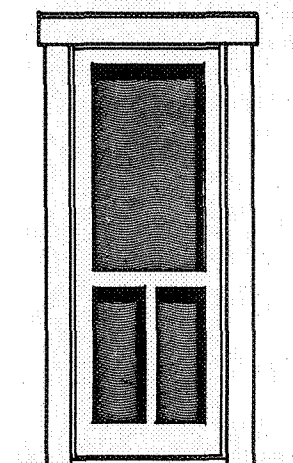
*Correct Doors Used in Combination Such as in a Commercial Building*



*Another Style of 3 panel door with 1-lite window*



*4 Panel screen door*



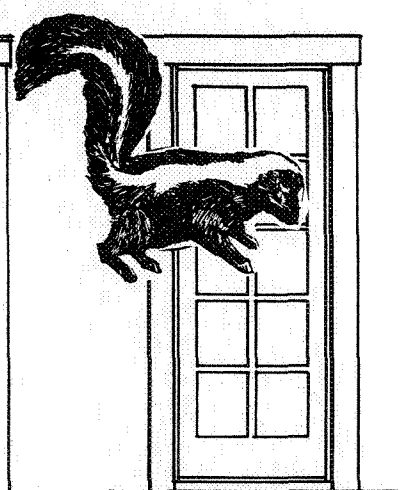
*Example of 3 Panel Screen Door*



**INCORRECT**



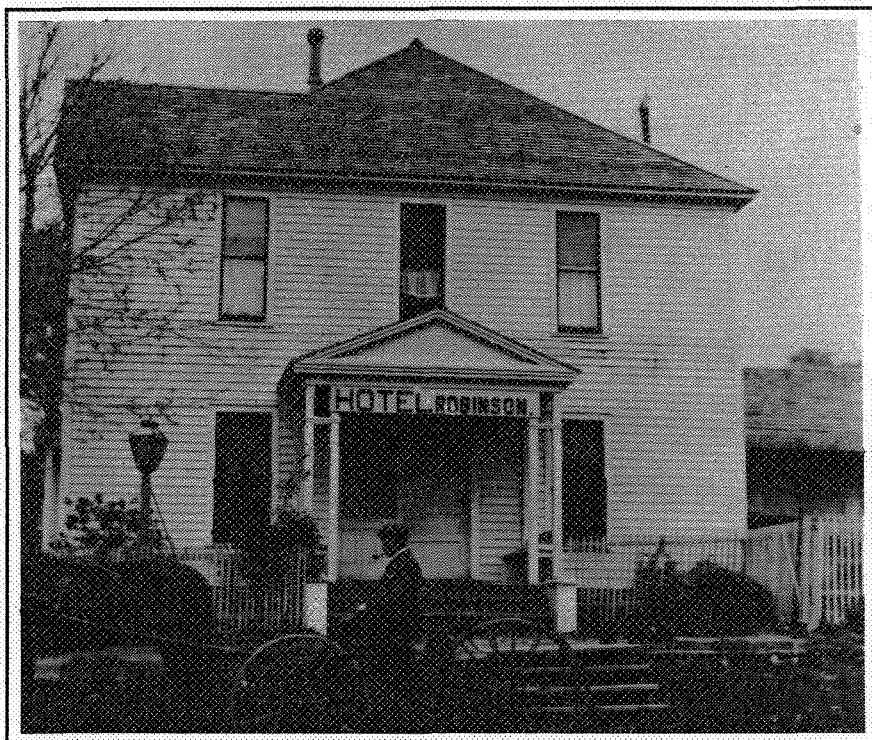
**INCORRECT**



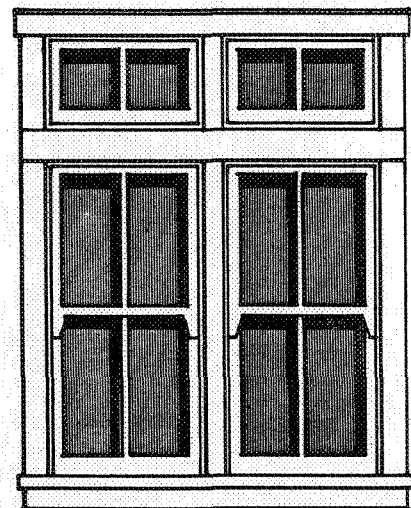
**INCORRECT**

## ARCHITECTURAL DETAILS • WINDOWS AND TRIM

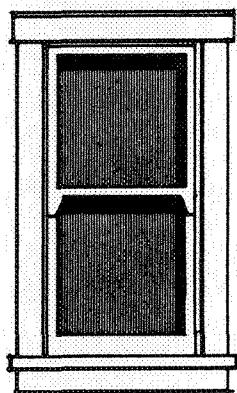
*Below are examples of correct window styles and trim.  
Windows may be wood or painted aluminum.*



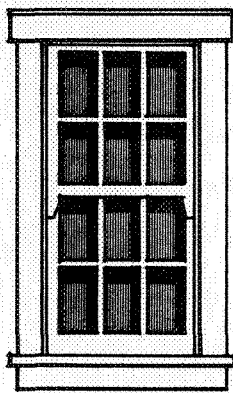
*Window and door trim was wider on older style buildings than is common today, usually 4" to 5-1/2" wide. Sometimes 5-7/8" to 6"*



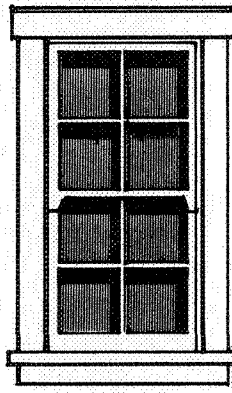
**4-Lite 2-High with 2-Lite Transom. Optional**



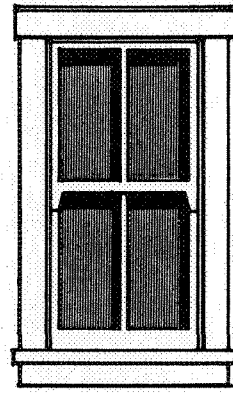
**2-Lite 2-High**



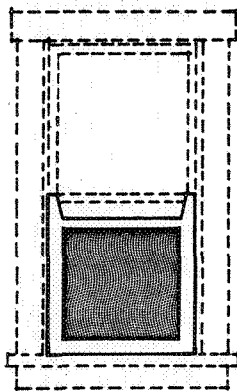
**12-Lite 4-High**



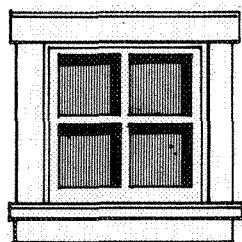
**8-Lite 4-High**



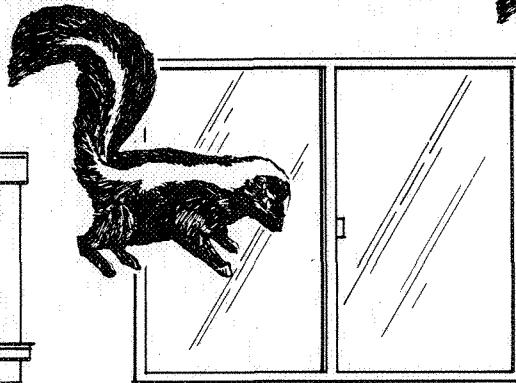
**4-Lite 2-High**



**Typical Wood Frame Screen**



**4-Lite 2-High**



**Any Horizontal Aluminum Slider  
INCORRECT**

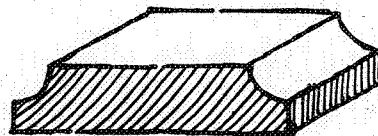
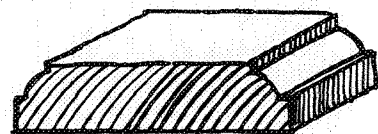
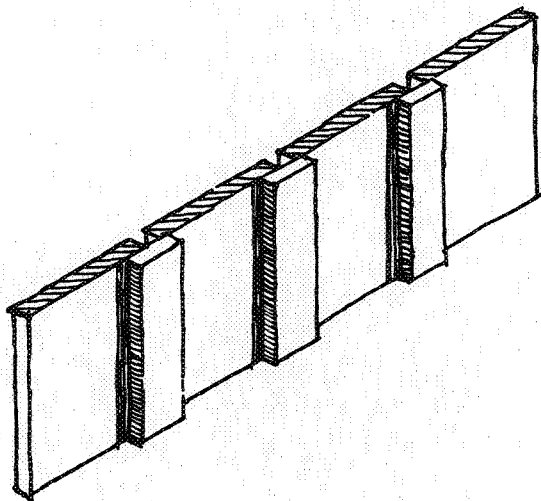


**Any Diamond Pane Design  
INCORRECT**

## ARCHITECTURAL DETAILS • SIDING TYPES AND DETAILS

*Illustrated below are examples of appropriate siding patterns*

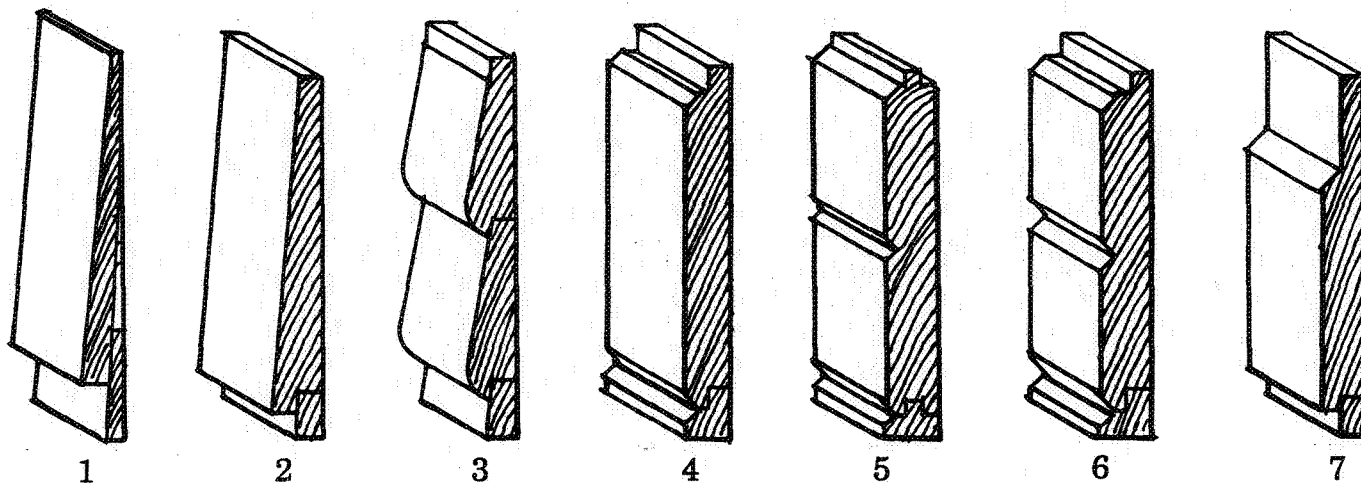
*Board & Batten. 1 X 12 boards  
with 1 X 2, 1 X 3, or 1 X 4 battens*



*Illustrated above are examples of  
specially made decorative battens  
suitable for barns, carriage houses,  
and residences.*

*The battens on the above example are plain  
and would be more suitable for utility rather  
than for residential applications.*

*Illustrated below are section drawings of appropriate siding patterns*



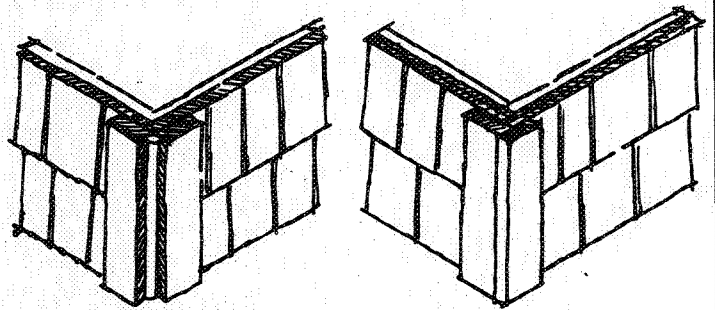
*Examples 1 and 2 illustrate a tapered horizontal lap siding. Number 3 is a rounded three inch or four inch horizontal shiplap. Number 4 is called V rustic shiplap. Number 5 is V rustic tongue and groove. Number 6 is V rustic ship lap. Number 7 is called channel rustic.*

*Another choice to real boards and battens is 5/8" exterior plywood without grooves which may be used with battens spaced 8" to 12" on center. An alternative to the use of real wood could be the various hardboard siding products, provided the siding is to receive paint. Appropriate for use in the historical district are shingle siding and brick. Some stone work is acceptable but it should be native stone laid up in an irregular fashion. Siding choices that are not acceptable are grooved plywood, asbestos shingles and unveneered concrete block. Some examples are illustrated on the next page.*

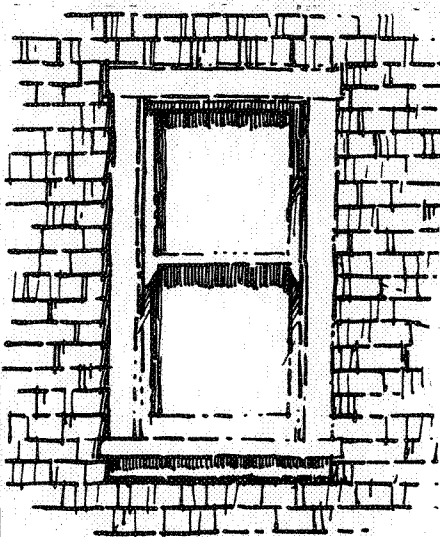


## ARCHITECTURAL DETAILS • SHINGLE, BRICK AND STONE PATTERNS

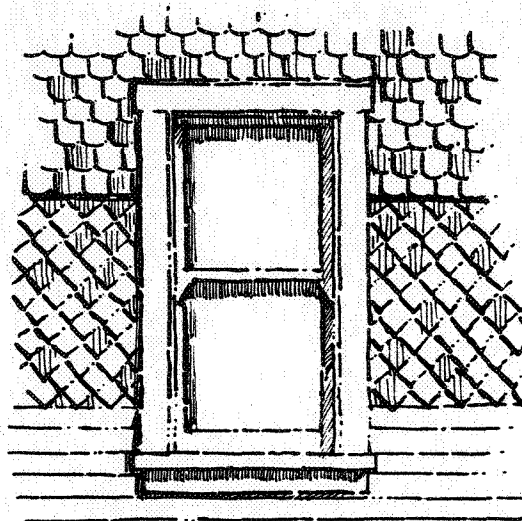
Wood shingles are a good choice for siding material, being both beautiful and practical. Shingles may be used in one pattern, in combined patterns, and in combination with other types of siding. Below are some examples.



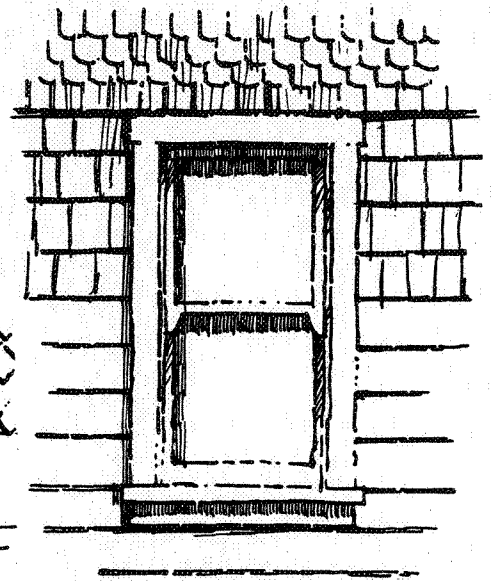
*On shingled buildings the use of corner boards is also recommended. Correct width of these boards is about 5-1/2"*



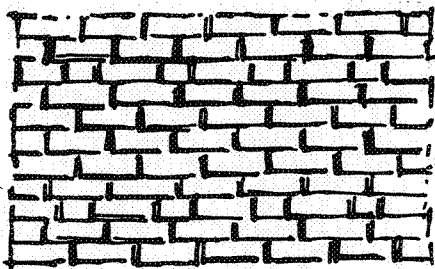
*Flat Butt shingles with 5" or 6" exposure*



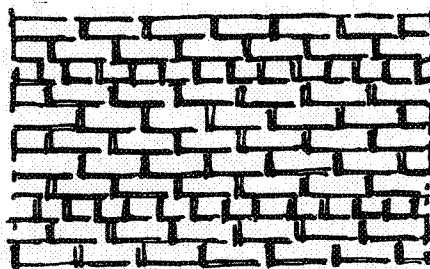
*Fishscale and Diamond*



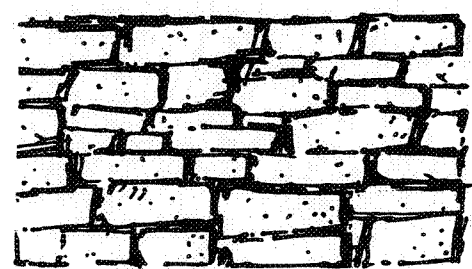
*Flat Butt in combination with fishscale and rustic horizontal siding*



*Common  
Common Bond is acceptable for low walls, planters, and structures*

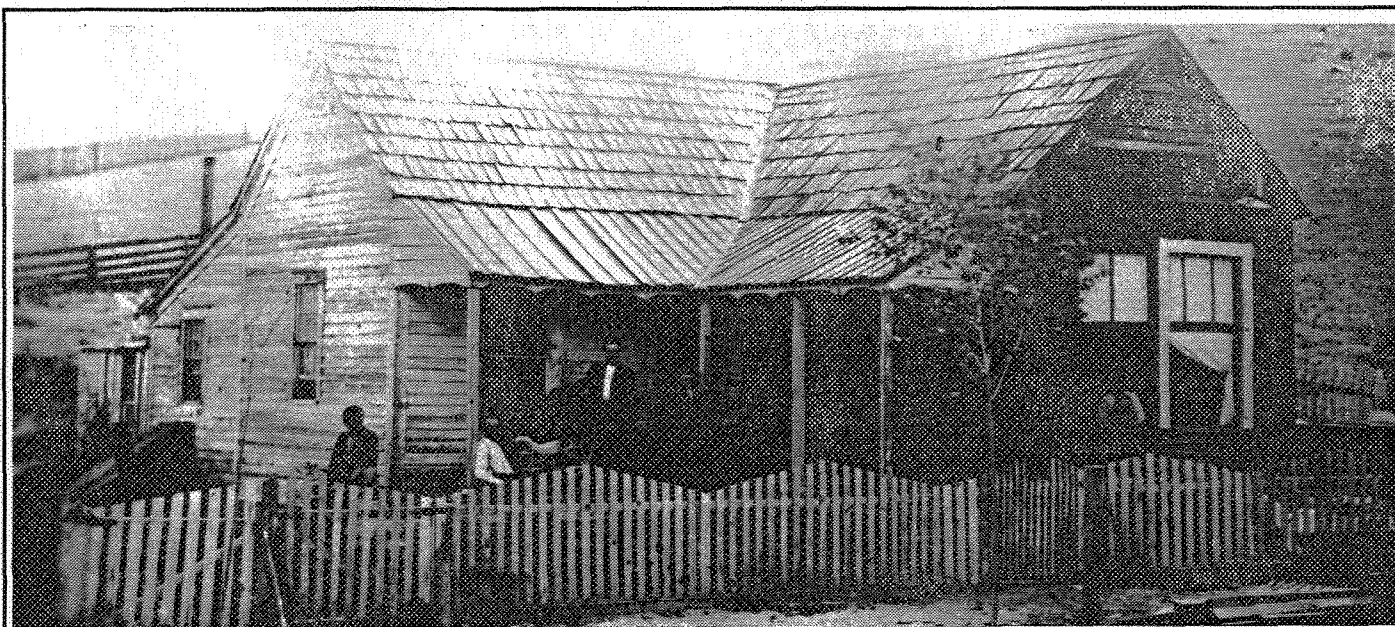


*Common Bond with 1/2 brick every 6th course to simulate old style rowlocking. Suitable for structures*

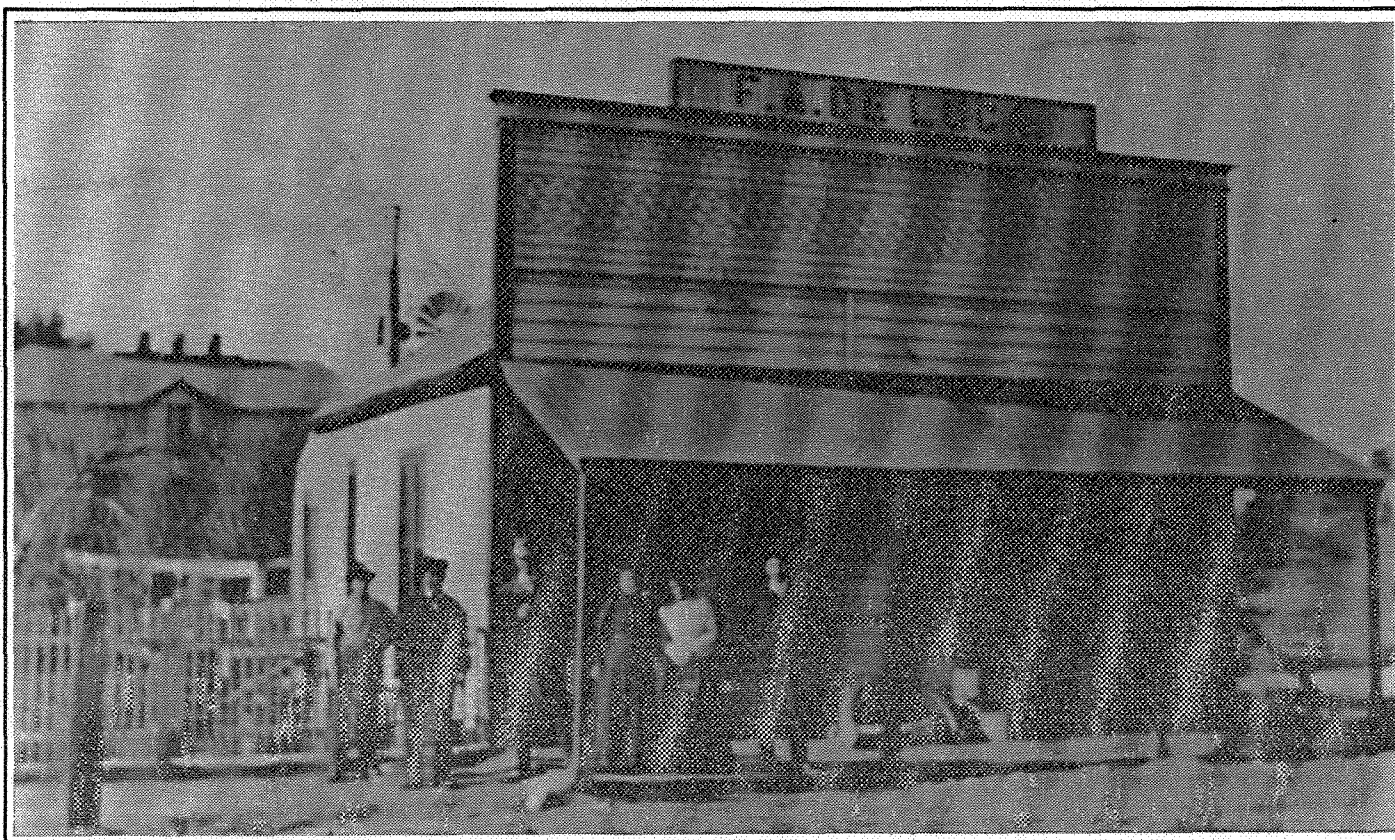


*Randomly laid native stone*

*Simulated brick is inappropriate for historic use.*



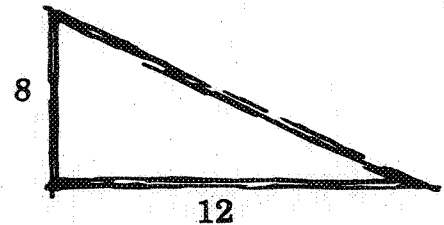
*Drew Bailey on his porch in 1876. Most houses in early Julian were small, 800 square feet or less with no bathrooms. Notice the steep pitched roof covered with shakes, the random width board and batten porch roof, the narrow porch, the scalloped eaves, 12-lite 4-high windows, the 3-lite transom in the bay projection, and the picket fence. You can look at the house today and see these features.*



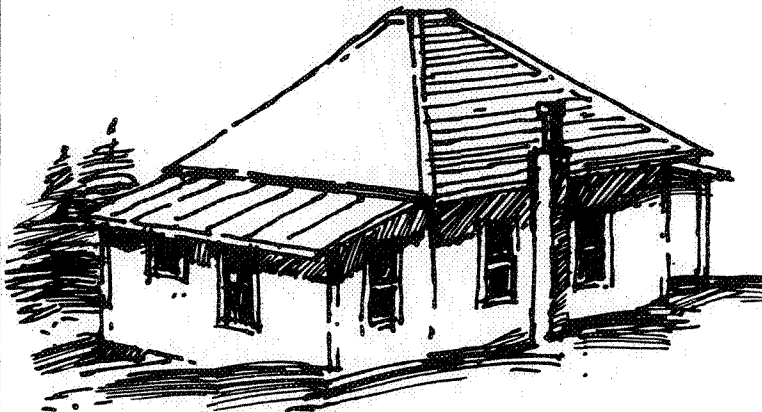
*F. A. De Luca's store, now part of the present Jack's Grocery. The false front cap is elaborate with dentilations underneath, cornerboards on the false front, uncovered porch roof, and 8' spacing of the supports for the porch. The sign is applied cut-out letters.*

## ARCHITECTURAL DETAILS • ROOF STYLES AND SLOPES

There are basically three roof styles (and their combinations) that are acceptable in the Julian Historic District. They are the gable roof, the hip roof, and the shed roof. The slope (or steepness) of these roof styles is of special concern. The slope of a roof is commonly expressed as "eight in twelve," "ten in twelve," "twelve in twelve," etc. What this means is that for every twelve inches of horizontal "run" the "rise" is 8", 10", 12" etc. like this:



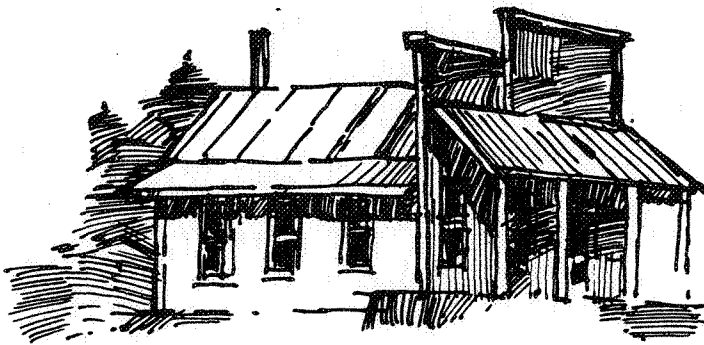
*Older style buildings generally had steeper roof slopes than are common today. Roof slopes of eight in twelve (8:12) or greater are encouraged.*



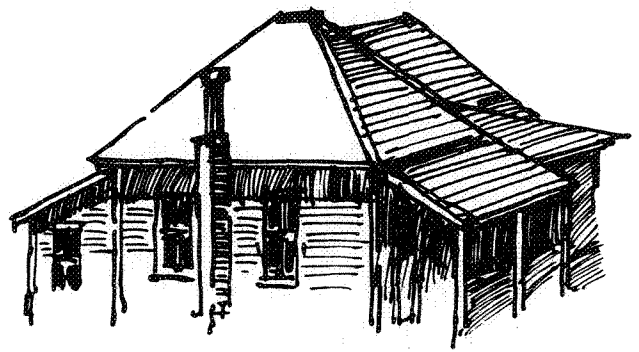
*Shed roof as an addition*



*Gable and intersecting gable*



*False front covering a gable roof*

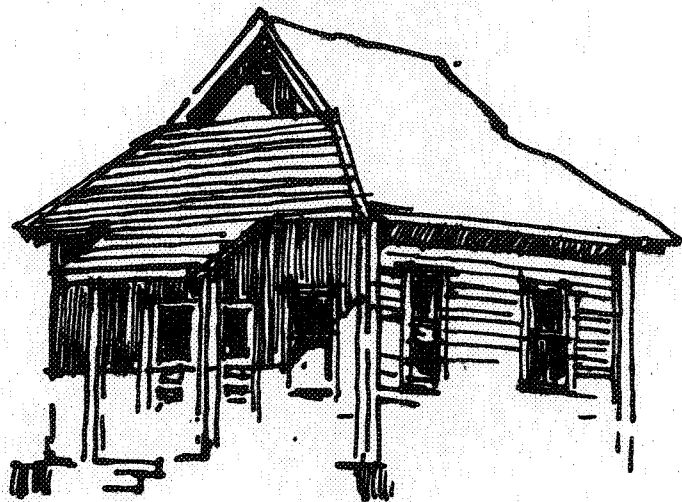


*Hip roof in combination with gable and shed roofs*

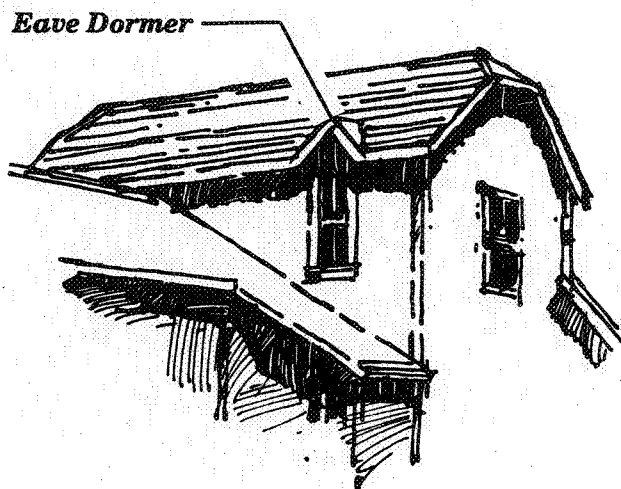


## ARCHITECTURAL DETAILS • ROOF STYLES AND SLOPES

Another architectural feature of the period is the "eave dormer." This is simply a small gable rooflet into the eave line. See the illustration at the top right of this page. Also look at the elevation of the fire station on page 15. The photographs used to illustrate this book are all excellent examples of the appropriate styles.



*Hip and Gable Combination*



*Gable with the tip sliced off.  
Called a truncated gable or  
"Jerkinhead"*



*Gambrel Roof not  
appropriate*

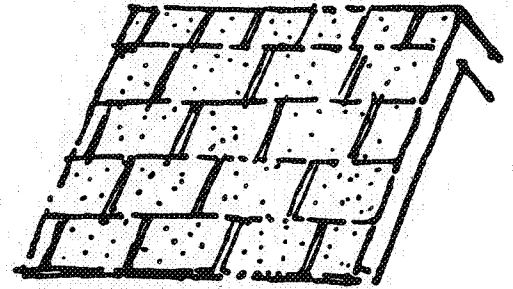


*Any style of Mansard Roof  
is not appropriate*

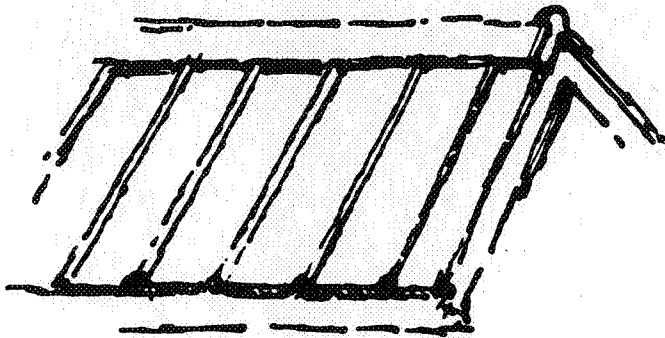
There are several roof styles that are not appropriate including the mansard and the gambrel. Very shallow or low slope roofs were rarely seen except on porches and sheds.

## ARCHITECTURAL DETAILS • ROOF COVERINGS

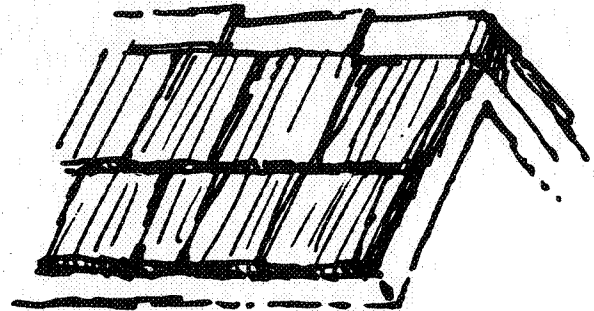
Several types of roof coverings are appropriate for the Julian Historic District. They are: 3 tab fiberglass shingles, dark in color, or shake shingles. (For a good example of simulated shakes visit the Julian Volunteer Fire Company Station). Also appropriate are corrugated metal, standing seam metal roofing, roll roofing and board and batten for use on porches. The picture of the Bailey house on page 22 illustrates the use of the latter on the porch.



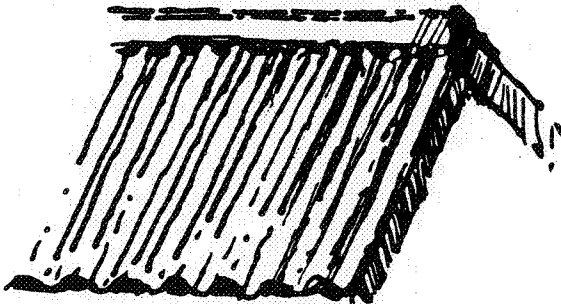
*Three Tab Fiberglass*



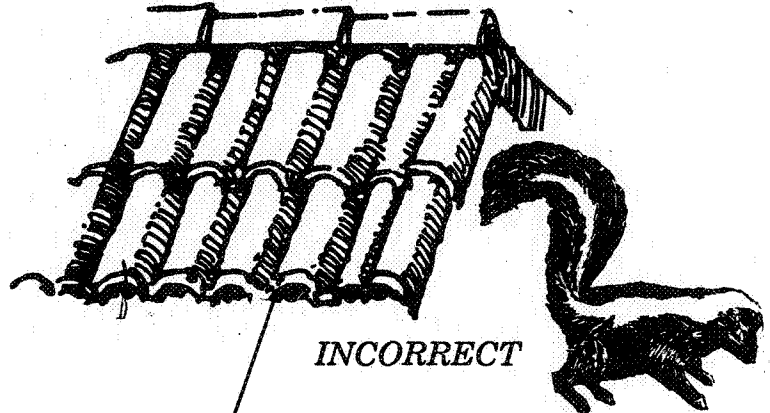
*Standing Seam Metal*



*Wood Shake or simulated shake*



*Corrugated*

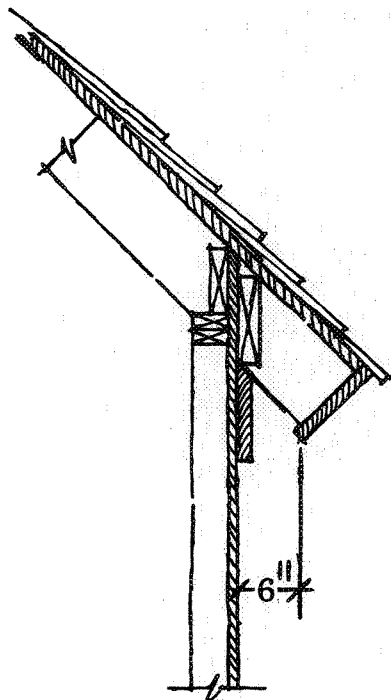


**INCORRECT**

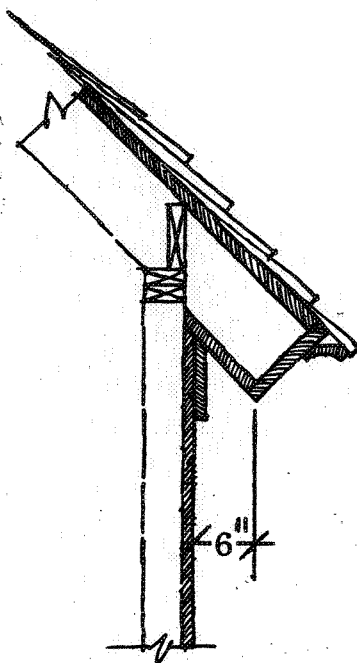
Inappropriate for roof materials are plastic shakes, clay tile, concrete tile, slate, or "mission style" clay tiles. Samples of roof materials shall be submitted to the Architectural Review Board for consideration.

## ARCHITECTURAL DETAILS • EAVES AND WATER TABLES

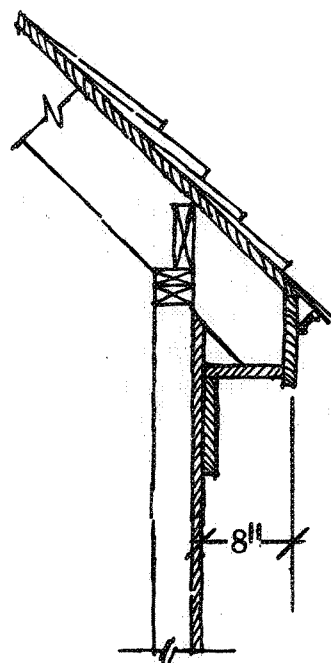
There are three common eave styles in the Julian Historic District, either with square cut or plumb cut rafters. They are: Exposed rafters, with or without fascia board, boxed eave, and boxed soffit with fascia board.



*Exposed rafter*



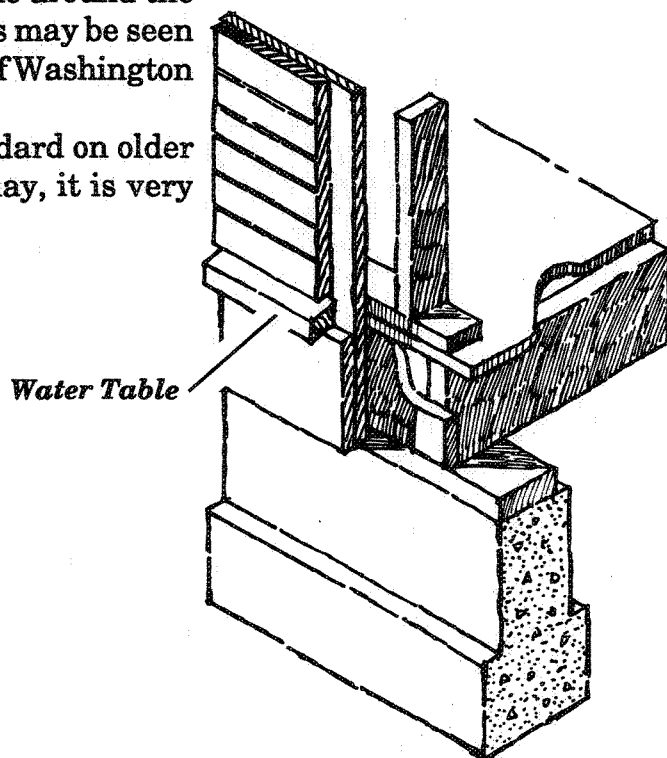
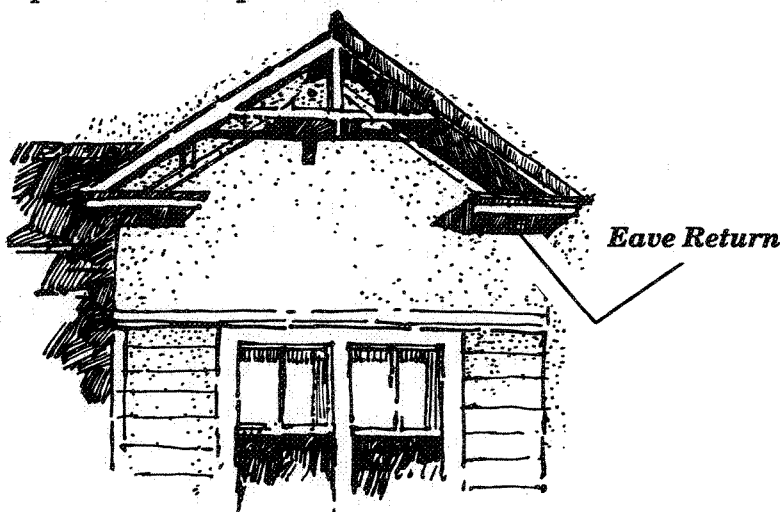
*Boxed eave*



*Boxed soffit*

On houses with boxed soffits it is sometimes desirable to provide eave returns. This work brings the eave line around the corner to the gable end. An excellent example of this may be seen on the Marx House (photo on page 28) at the corner of Washington and Third Streets.

Another architectural feature that was standard on older buildings was the water table. Not much used today, it is very practical and provides a nice detail.



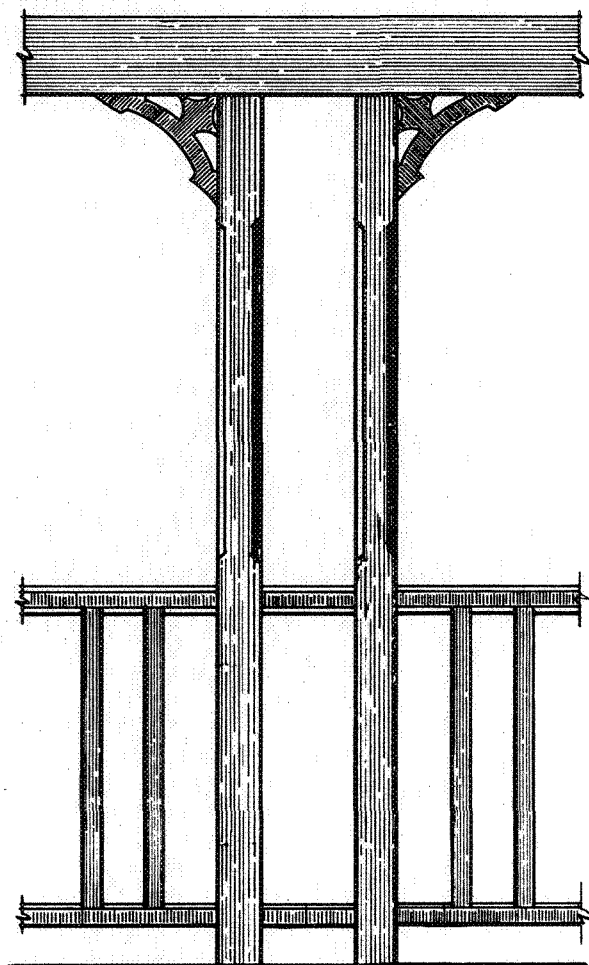


## ARCHITECTURAL DETAILS • POSTS AND BRACKETS GABLE END DETAILING

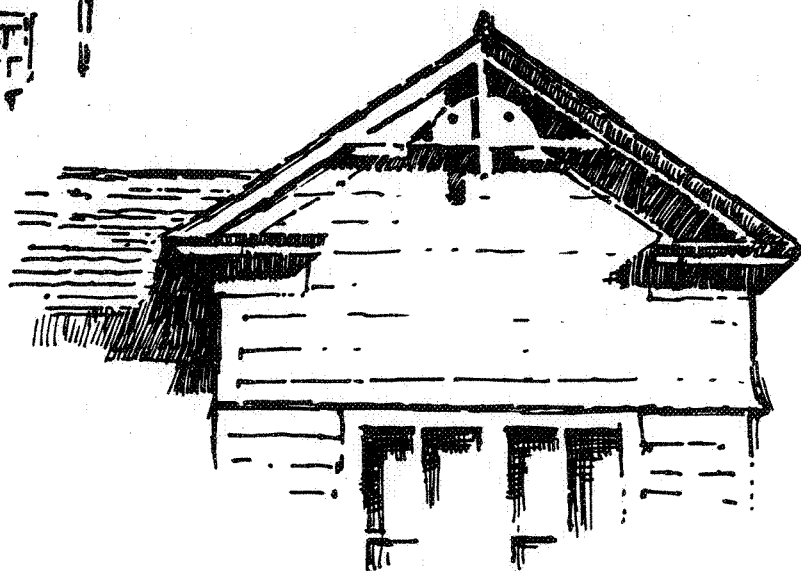
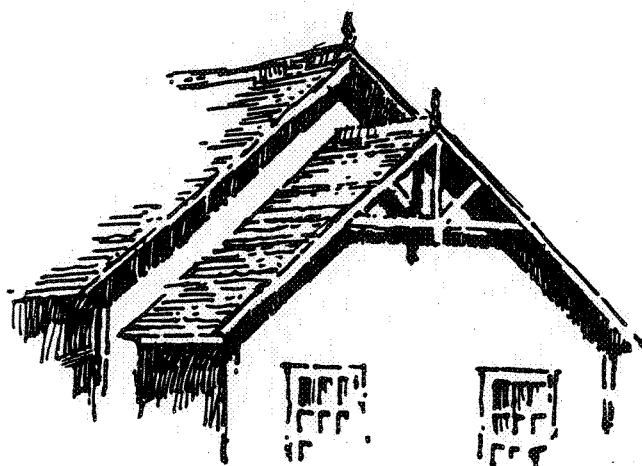
The treatment of posts and porch railings is very important, and, if well done, can add much to the overall effect of a building.

Another interesting bit of design is the use of gable ornamentation. Two examples of this type of detail appear at the bottom of the page.

The use of simple brackets is very appropriate as shown here as well as chamfering portions of the post edges. The posts on old buildings nearly always had a simple detail called a chamfer. This is simply putting a 45 degree bevel on each corner of the post. A router does the work easily today.



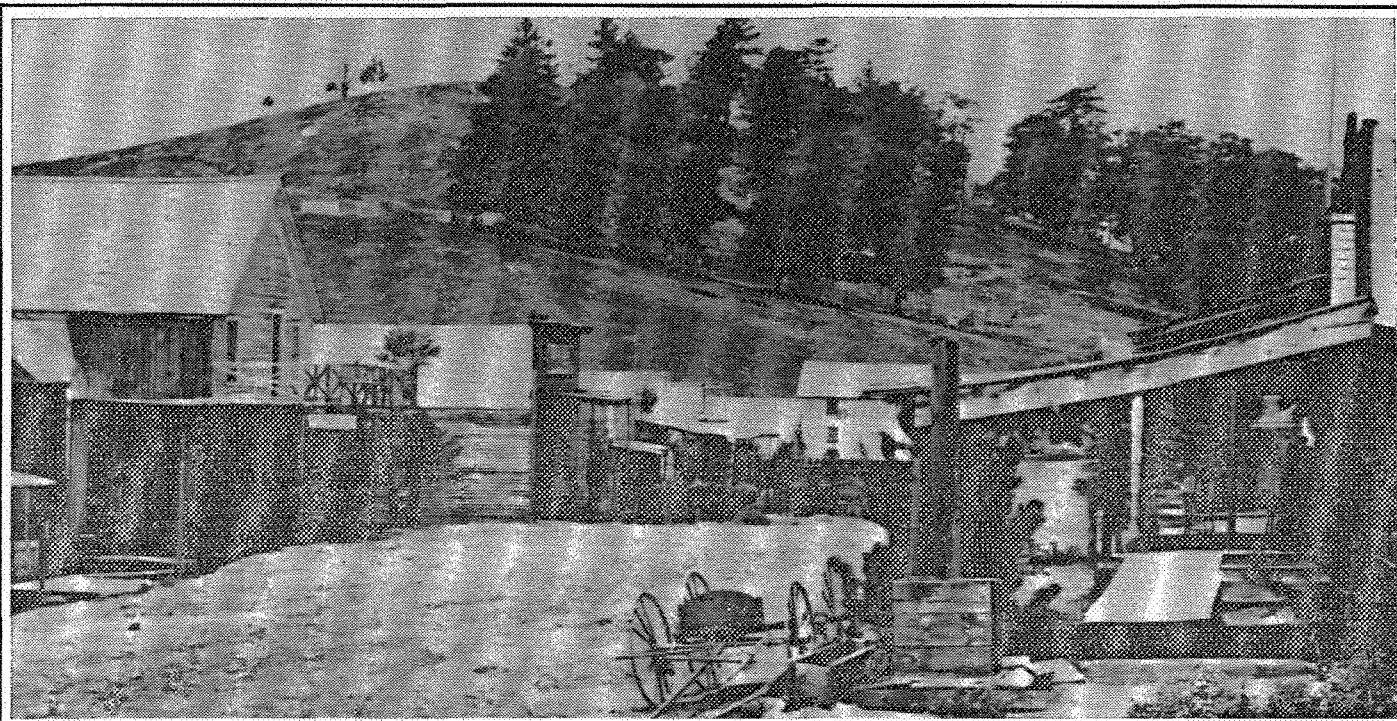
*The example above illustrates the use of posts and simple brackets: posts may be used singly, of course. Note the post chamfering.*



*Two Examples of Gable End Detailing*



*The Marx house built in 1887 still stands with the boxed soffit roof, boxed soffit returns at the gable end, the gable end truss, metal cresting on the roof ridge, frieze boards, paired 4-lite 2-high windows with ornamental siding down to the window headers, fish scale shingles, V-rustic siding, and handsome girls standing by a handsome picket fence. The metal cresting on the roof ridges as well as the gable end trusses are missing today. So are the girls.*



*This is believed to be the earliest known picture of Julian, looking down Main Street towards the cemetery. The exact date is not known.*



## ARCHITECTURAL DETAILS • FRIEZE BOARDS • FASCIA BOARDS

**T**he use of frieze boards was very common on older buildings. This is a wide board, usually 8" or 10" nailed on top of the wall sheathing underneath the eave at the gable end. The photo of the Marx house on the preceding page illustrates the frieze board. Horizontal frieze boards are also used. (See other photographs.)

Also of interest is the gable detail. The photograph at the top of the preceding page illustrates the use of gable detail. Fascia boards were very plain in the Julian area. The use of "gingerbread" or fancy fascia boards is discouraged.

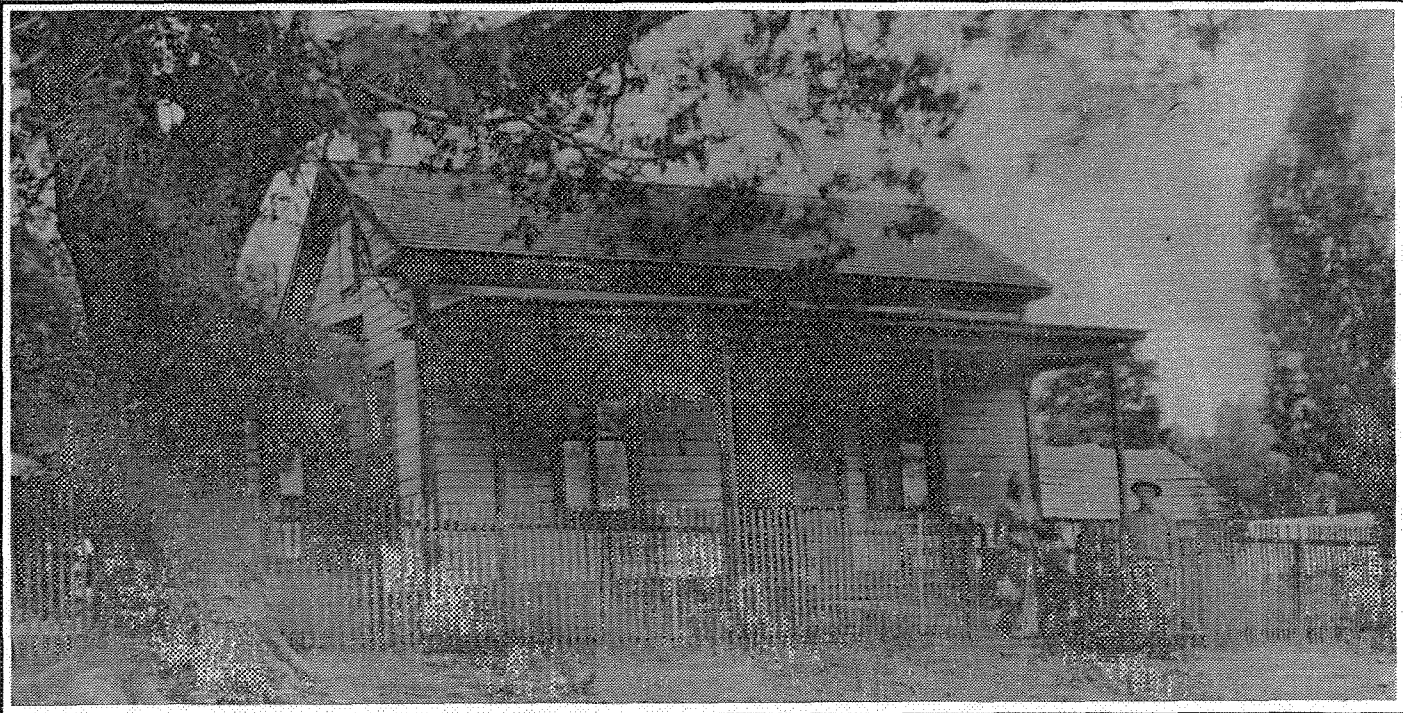


*The Pioneer Day Parade, July 4, 1915. This is the false front built over the original false front shown on page 11, with horizontal siding and a painted-on sign. Look at the ornamental brackets supporting the cap, and the wooden dentilation. The porch roof may be galvanized sheet metal, much used at the time.*





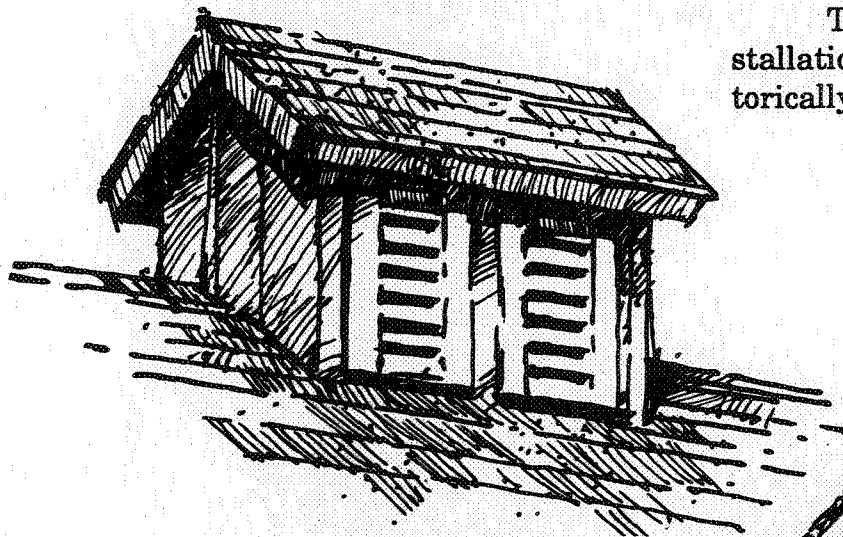
*The Washington Hotel in the 1880's. The stick style porch railing has ball ornaments; the roof is a steep 12:12 hip and gable combination with boxed soffits; there is a wooden belt, a lean-to kitchen, and horizontal V-rustic siding.*



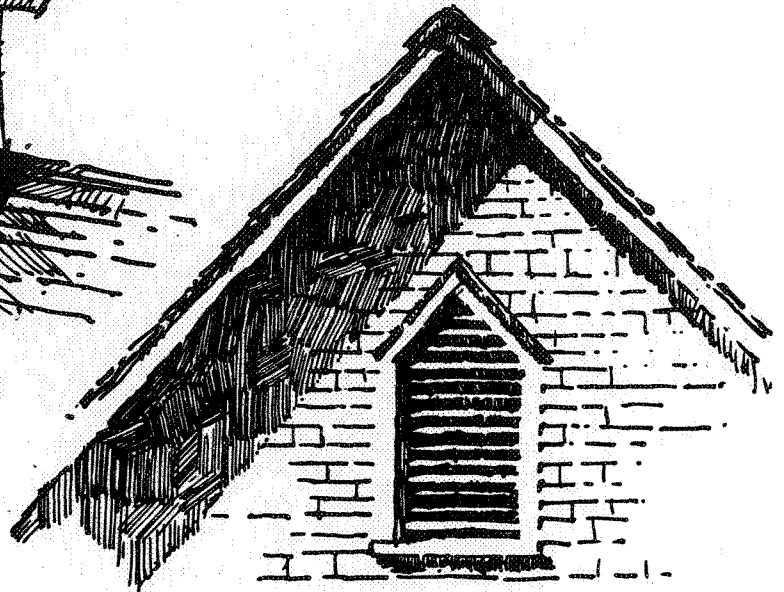
*The Horace Wilcox house. The windows are 4-lite, 2-high, the roof slope is a fairly steep 8:12. Notice the boxed soffit eave return and the frieze board under the boxed soffit, the porch post brackets, the engaged column at the corner where the porch meets the face of the house, and the picket fence. The house stood at the south corner of 3rd and B Streets.*

## ARCHITECTURAL DETAILS • ROOF VENTILATORS ATTIC VENTS • CHIMNEYS AND STOVEPIPES

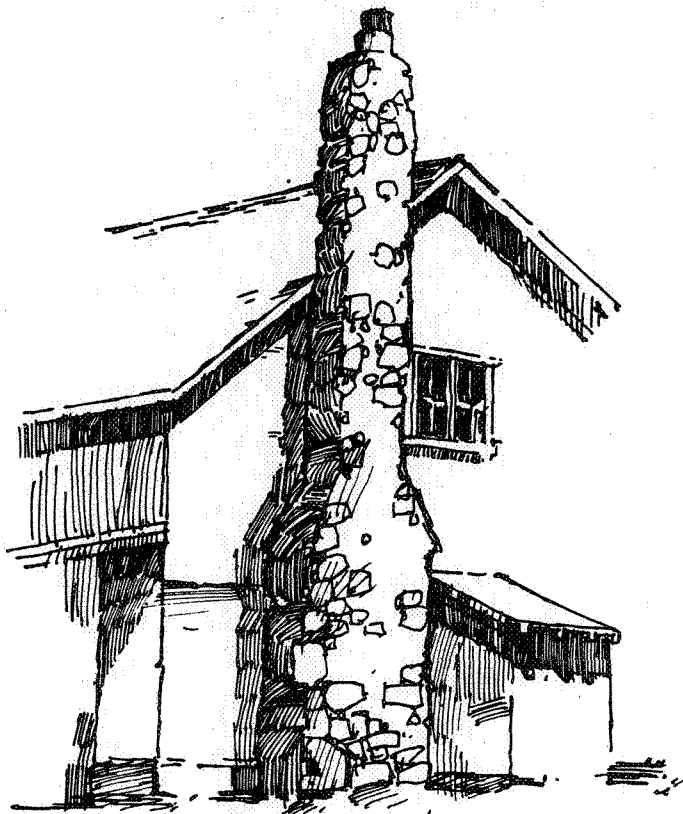
The county building code requires the installation of attic vents. This can be done in a historically correct decorative manner.



*Roof Ventilator or Monitor*



*Attic Vent or "Gable End Vent"*



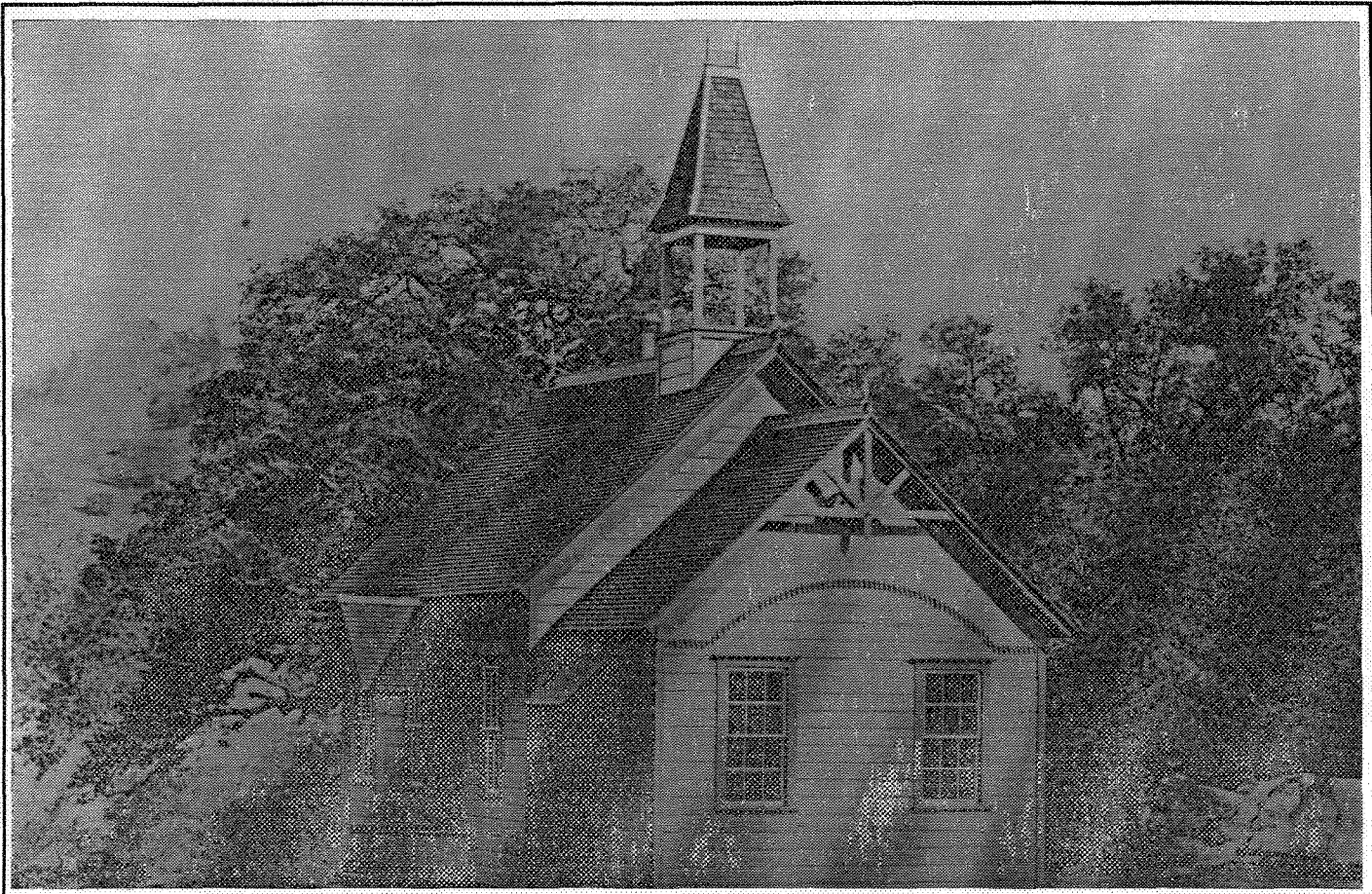
Chimneys and stovepipes almost speak for themselves. On the subject of chimneys: if you take the time and expense to build a chimney of stone or a concrete block chimney with stone veneer, the results will always be a source of pleasure. If on the other hand the chimney is veneered with "plant on" or fake stone, the cost will be lower and so will your level of happiness. The use of real materials is encouraged.

Stovepipes: there is not much freedom here. The county building code is clear on stovepipe installation and must be strictly followed.





*A view of the Main and Washington corner in the early 1920's looking north. You will see the pipe hitching rack, the braced awning with uncovered tongue and groove boards, the embossed metal siding on the far building and the signs painted directly on the walls.*

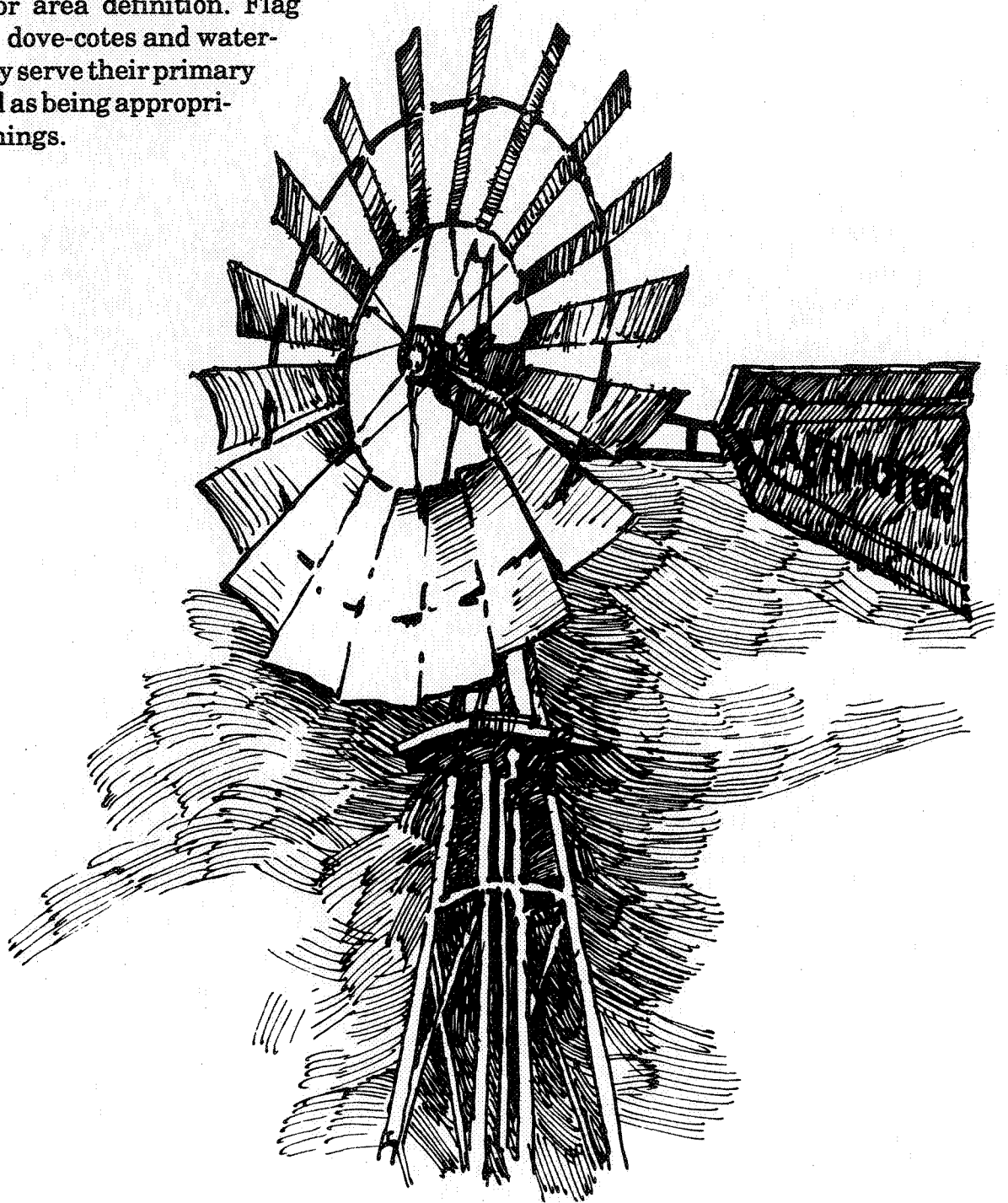


*The original Spencer Valley School built in 1876. The windows are 12-lite, 4-high with a drip cap on top and no apron under the sill. The arched dentilated gable end is unique. The gable end truss, the pagoda type bell tower with two finials, and the ridge cresting are remarkable, as is the steep slope porch roof over the entry and the awning over the near door. Siding is V-rustic with cornerboards and frieze boards.*



# SITE FURNISHINGS

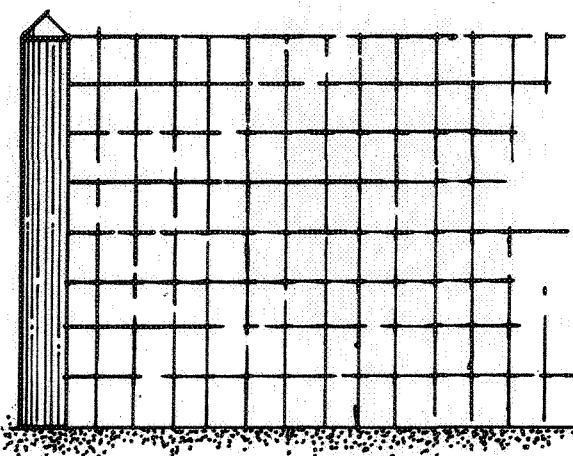
Site furnishings should conform to the styles of the 1870 - 1913 period. Windmills and outhouses may be built for looks and as storage or garden sheds. Hitching rails can be used for area definition. Flag poles, benches, dove-cotes and watering troughs may serve their primary function as well as being appropriate site furnishings.



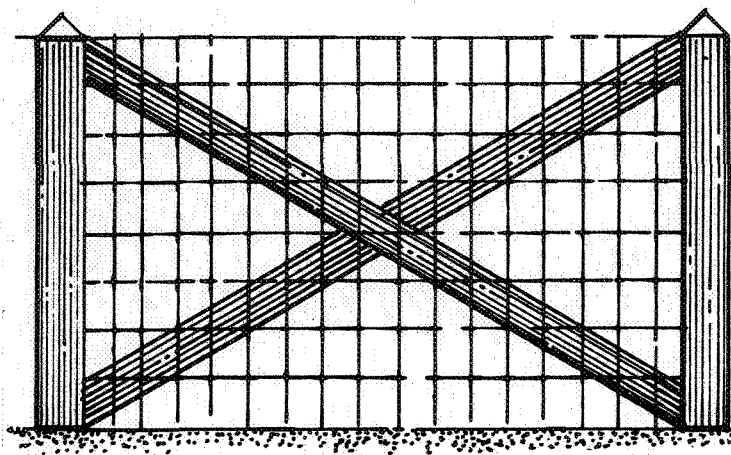
## SITE FURNISHINGS • FENCE STYLES AND PATTERNS

Wooden fences were typical of the historic period. Some styles are illustrated here. Barbed wire and woven wire fences may be used as required. Corrugated metal and brightly colored plastic fences are prohibited.

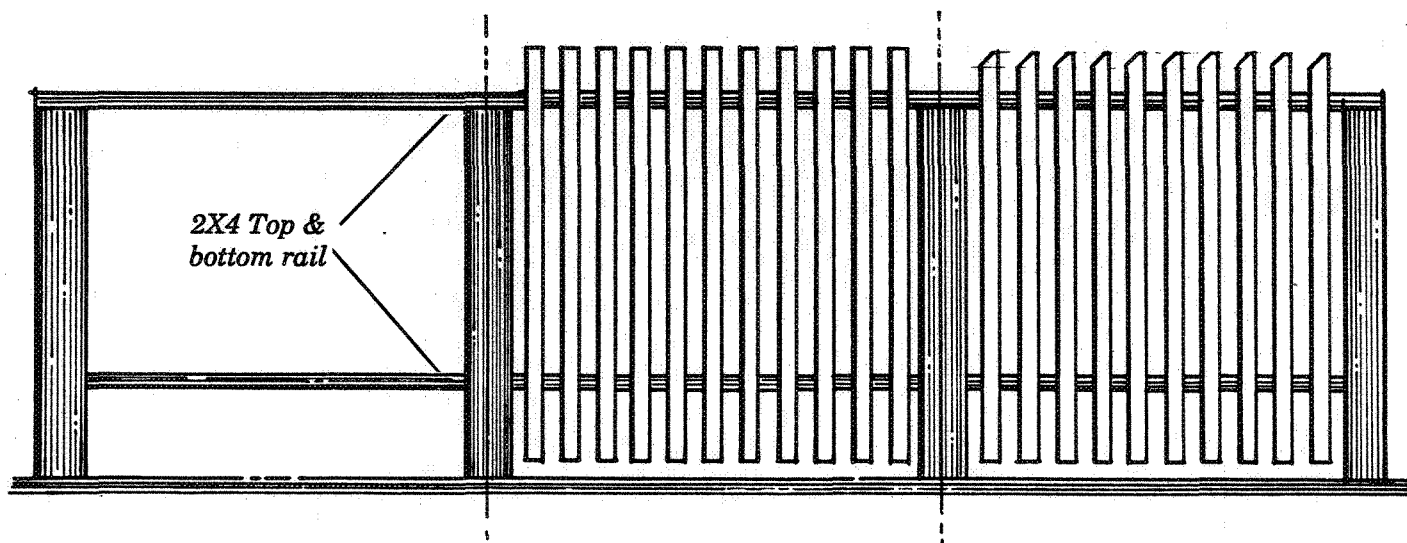
For good examples of the various fence styles, see the Bailey House on page 22, the picket fence on page 36, the fence at the top of page 28, and the fence at the bottom of page 30.



*6X6 Posts with bevel cut tops  
and woven wire*



*Bracing detail at corners  
and next to gates*

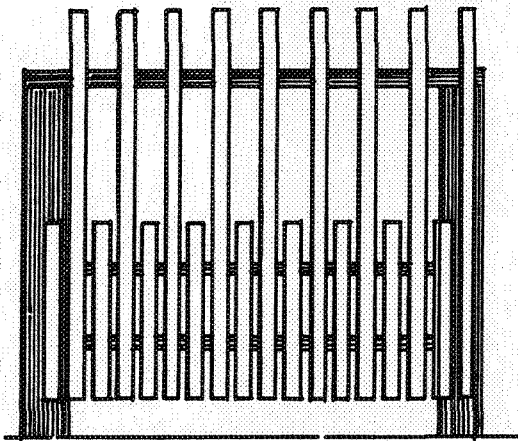


*4X4 or 6X6 Posts  
spaced 6 to 8 ft.  
Fences 3 to 5 ft. high*

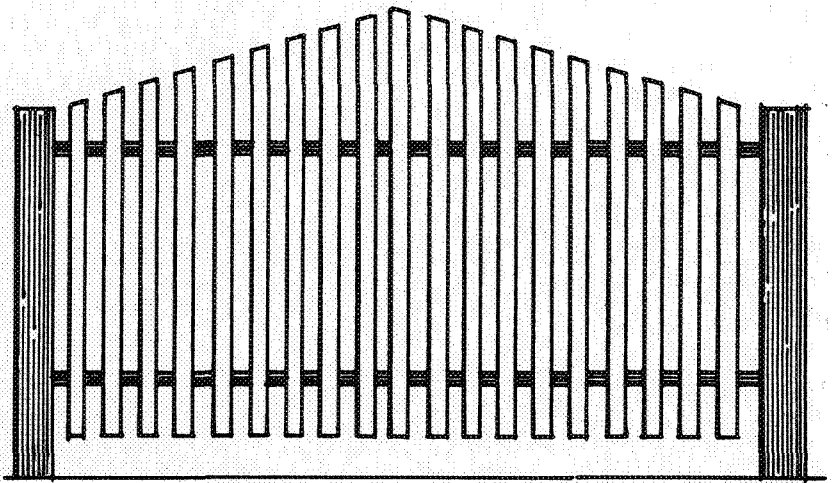
*1-1/2" Pickets spaced  
1-1/2" apart with flat tops*

*1-1/2" Pickets spaced  
1-1/2" apart with 45  
degree diagonal tops*

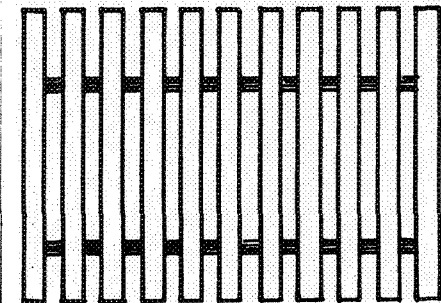
## SITE FURNISHINGS • FENCE STYLES AND PATTERNS



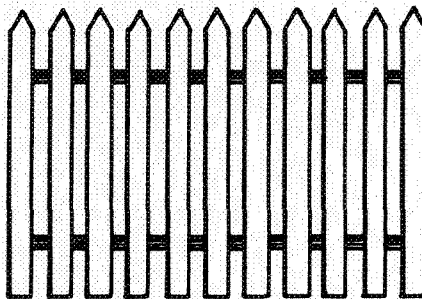
*Picket and half picket*



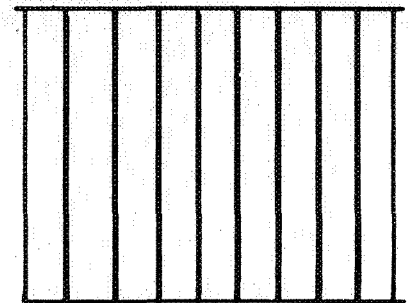
*Pickets cut on diagonal between posts. See Bailey House on page 22.*



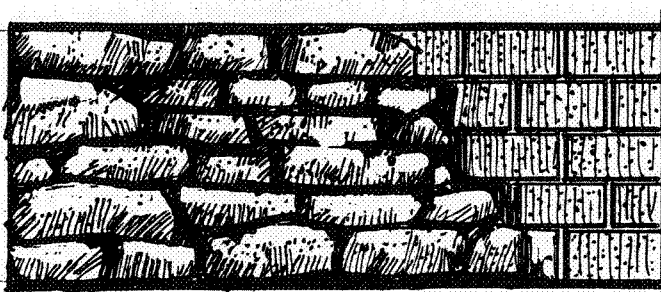
*1X2 Pickets spaced about 2" apart. Fence about 3 ft. high*



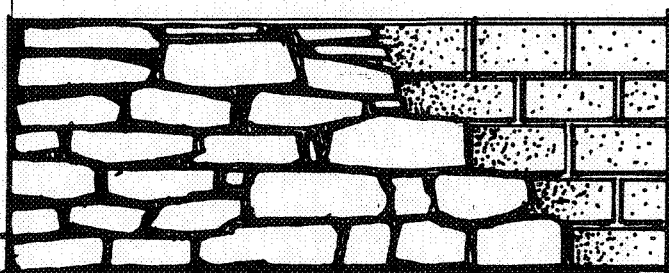
*1X3 Pickets spaced 2" apart with pointed tops about 60 degrees*



*Solid board fence*



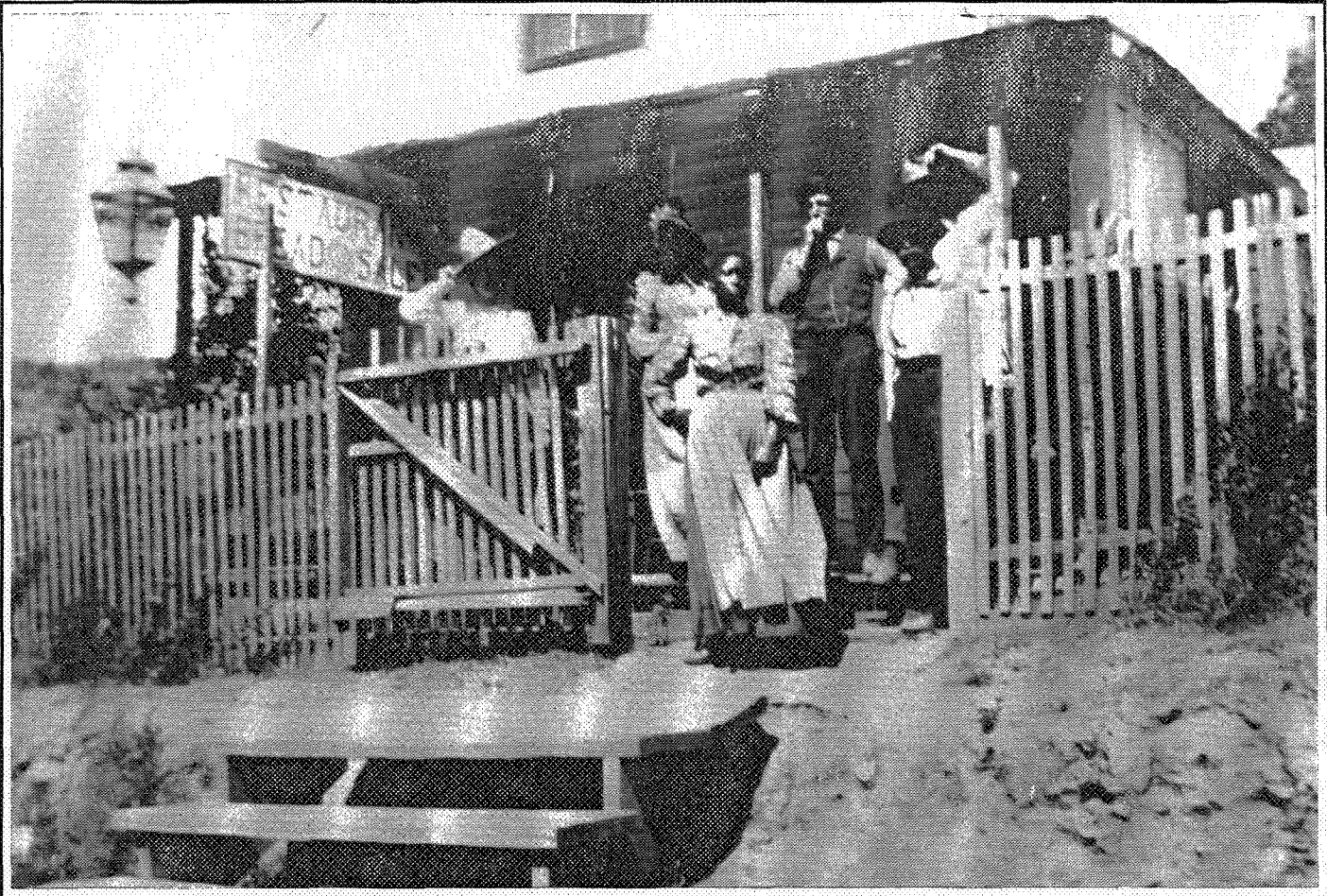
Stone walls or stone veneer walls are encouraged. Concrete block walls, should be plastered. Examples of native stone work are the retaining walls in front of the Julian Hotel and the Julian Pioneer Museum.



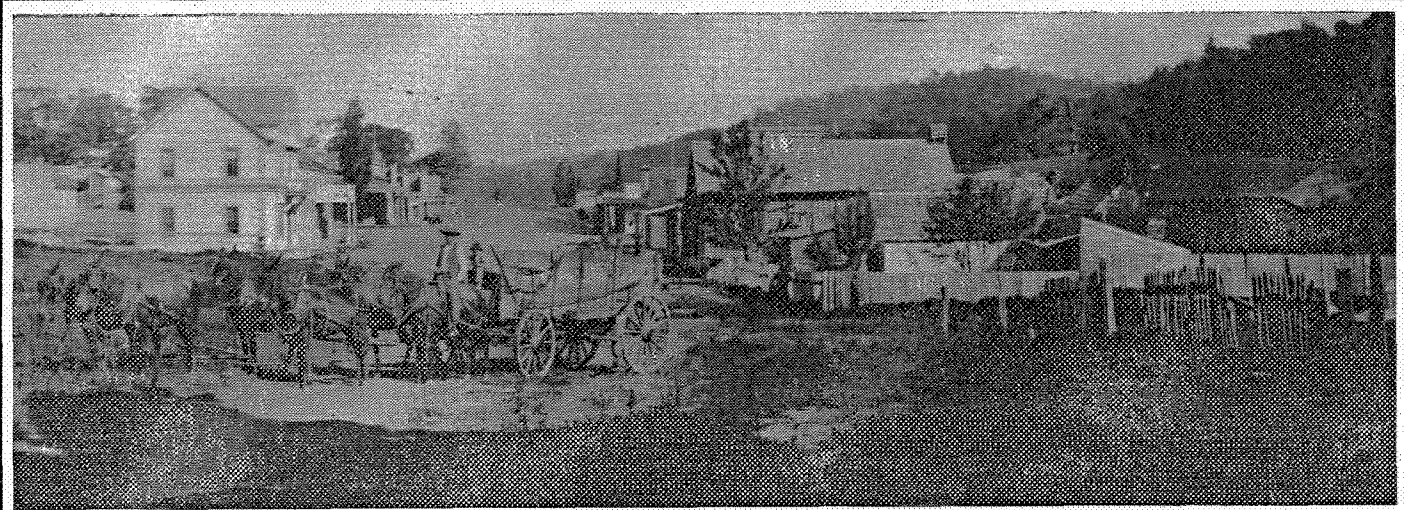
*Random (Rubble) Foundation Veneer*

Subtle detailing found in the Julian Historic District is the use of native stone randomly laid without mortar. Most commonly, it was used in retaining walls with many examples surviving today.





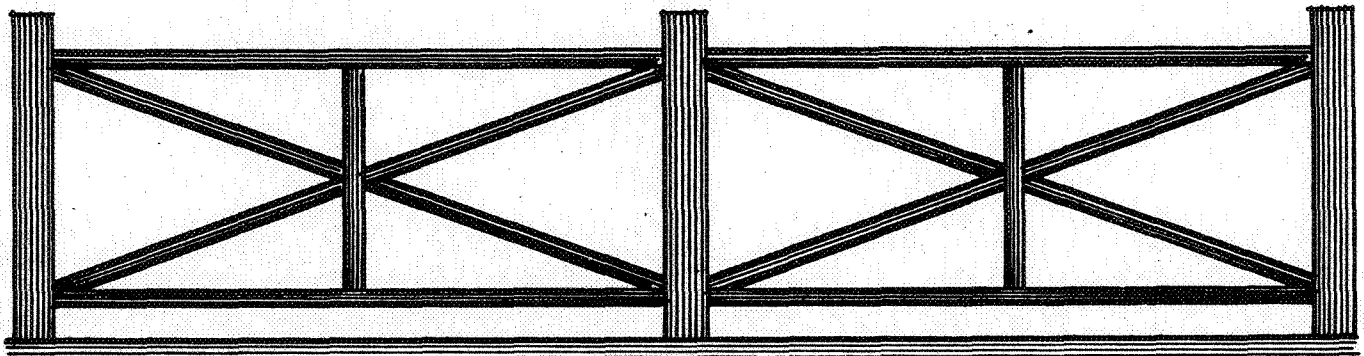
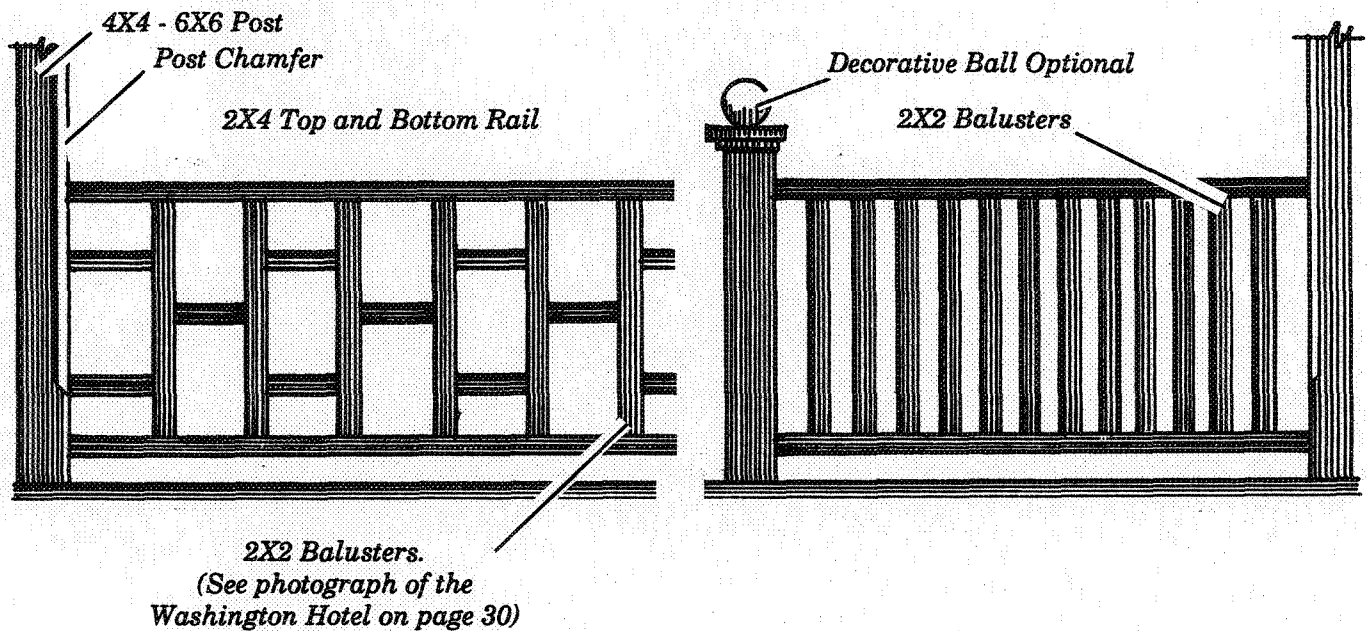
*This is Robinson's Restaurant in 1882. The building was moved or torn down to make room for the Hotel Robinson. Note the lantern and bracket, the simple sign, the shallow porch, and the picket fence.*



*Main Street looking southeast about 1892. The Mountain View Hotel, (just above the team) has a sign on the ridge in lieu of cresting, 4-lite, 2-high windows, and is a good example of vertical lines and Georgian symmetry common to most Julian buildings. It is unusual because of the part masonry and part frame construction with quoining at the masonry corners. The picture shows the livery stable with dovecote, a variety of fences, a ridge mounted sign, and the use of board and batten for utility construction.*

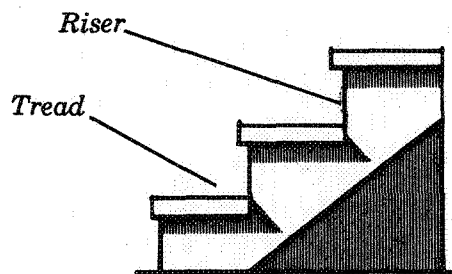
## SITE FURNISHINGS • PORCH AND DECK RAILINGS • WOODEN STEPS

### *Three Examples Of Appropriate Porch Railings*



*This style of railing may be seen in the photo on page 28 (Bottom)*

*Wooden steps are simple and used to good effect in combination with correct railings. See photo on page 36 for good example of open riser steps.*



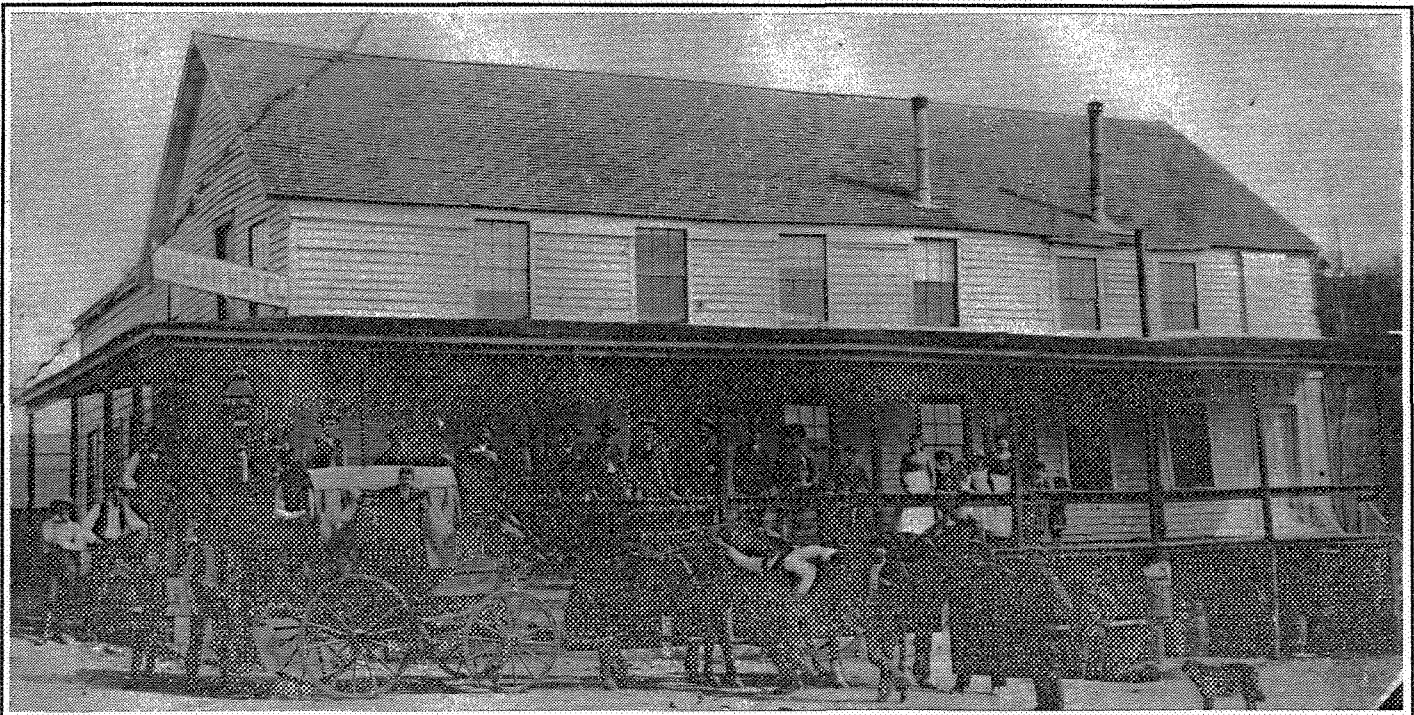
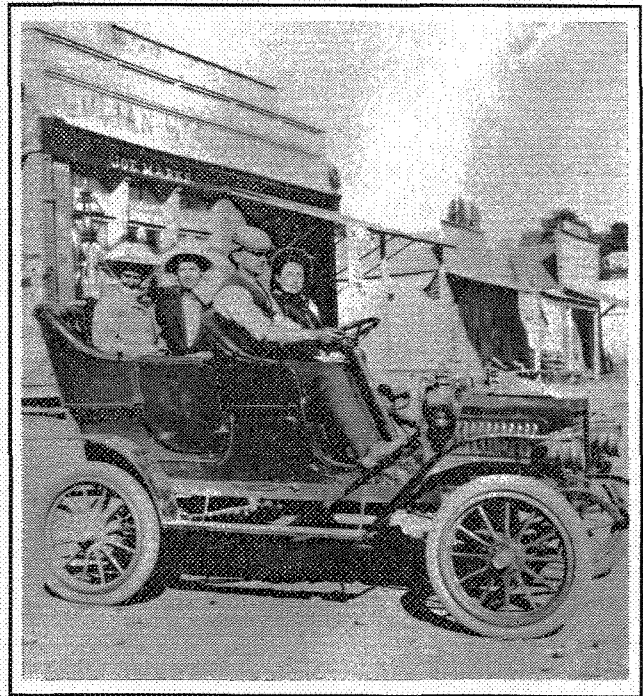
Exterior wooden steps with open or closed risers were common during the historic period.

Closed risers were most common where steps were connected to the building. Open risers were used where steps were separated from the building. See photograph and caption on page 2.



## SITE FURNISHINGS • OUTDOOR LAMPS

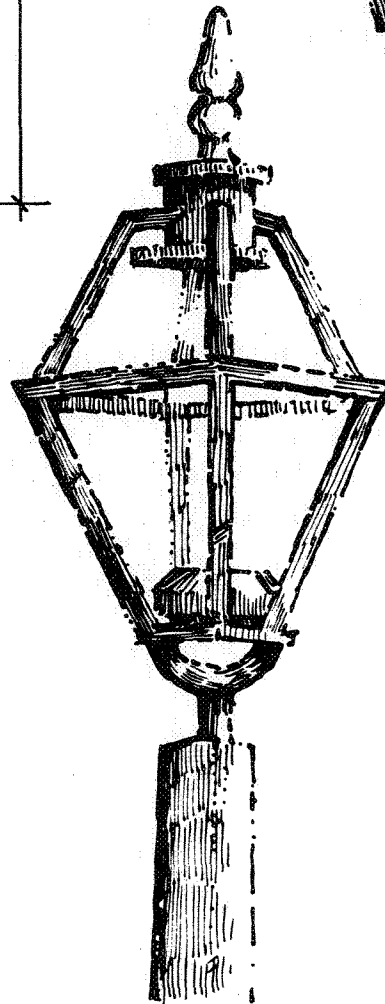
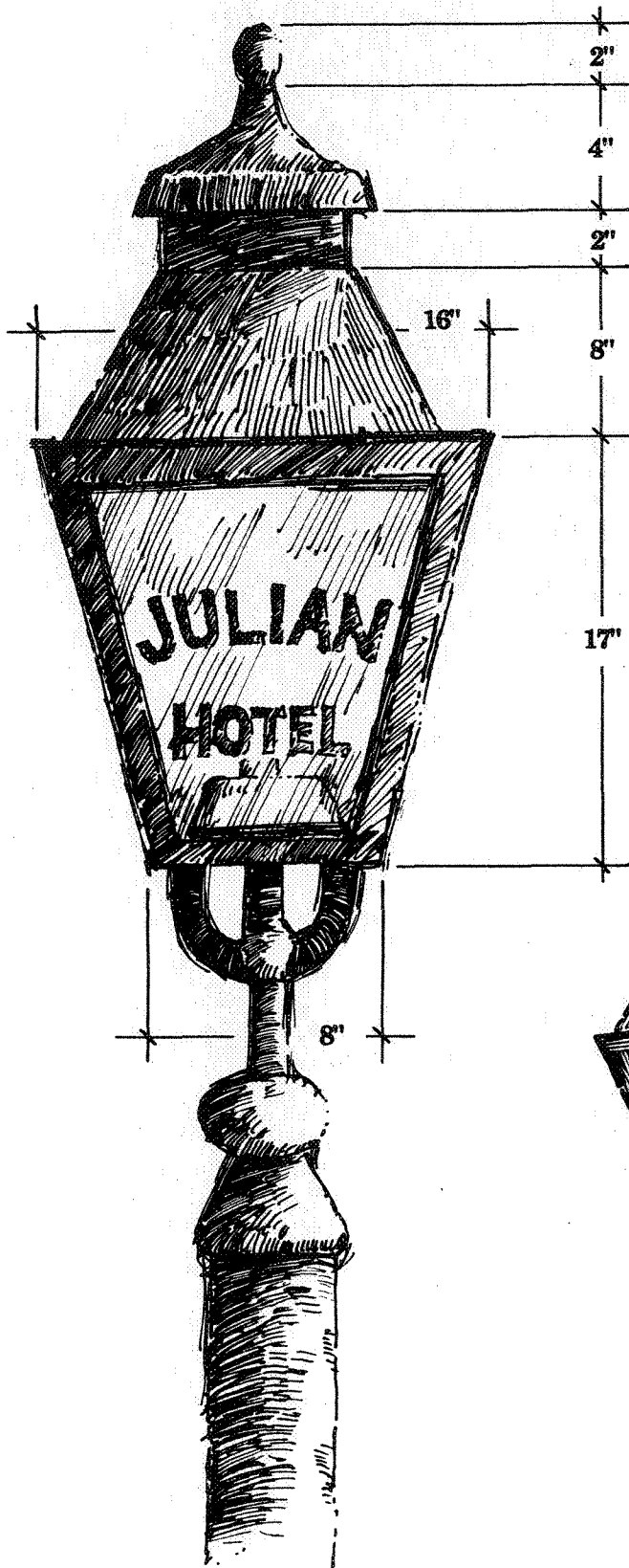
One of the most charming aspects of night life in early Julian was the soft glow of acetylene or oil fired street lamps. In reality, they probably did not provide enough light and also needed considerable fooling around with to keep them in good repair. Nevertheless, outdoor lamps, either post-mounted or wall-mounted on brackets, are good detail. These lamps are much more practical today with the use of electricity, even though the quality of the light may suffer. Post mounted lamps appear in both photographs on this page; over the right shoulder of the lady in the rear seat, in the photograph to the right, and again under the Julian Hotel sign in the photograph below. A fine example of a bracket-mounted lamp is found in the upper left hand corner of the picture at the top of page 36. Exact duplicates of the lamps as they are drawn on page 39 can be custom made less expensively than buying them from a catalog.



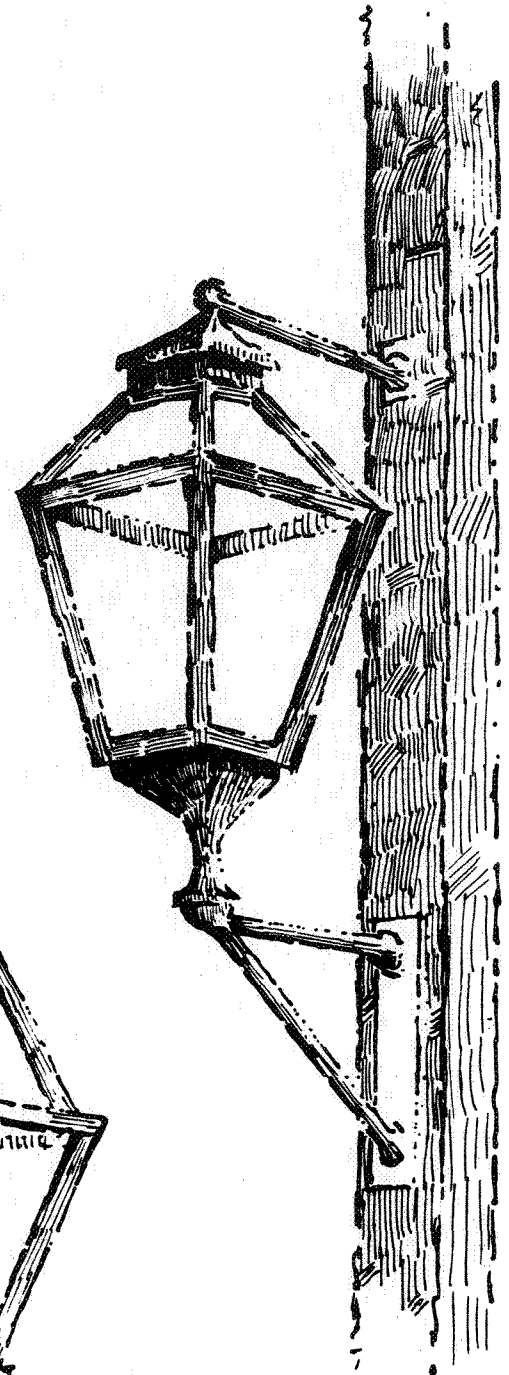
*The Julian Hotel, built in 1872 at Main and Washington Streets on the site of the present Town Hall, has 12-lite, 4-high windows cut into the frieze board. The porch railing would be illegal today; the post lantern has been much admired; the sign has shaded lettering; the stove chimneys are clay tile; and the lap siding and corner boards are from the earliest sawmills in Julian. A beer sign is seen at the bottom right of the photograph. You can see the foam with a magnifying glass in a glossy print.*



SITE FURNISHINGS • LAMPS

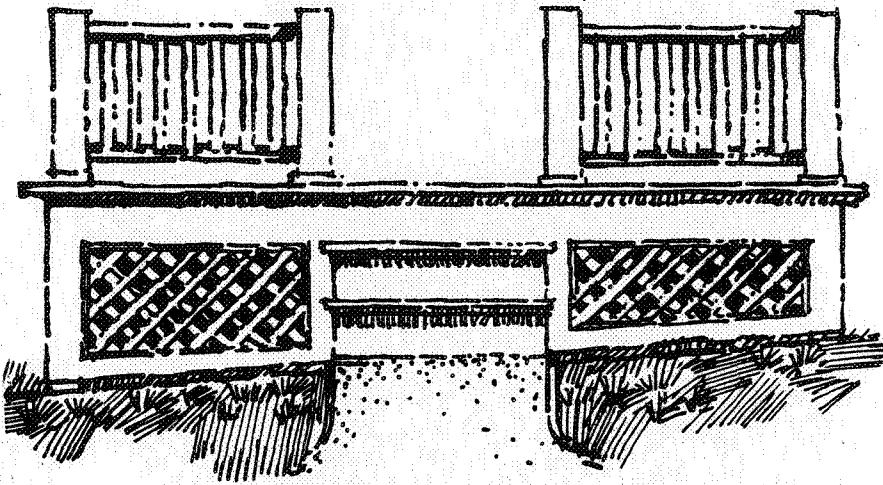


*Post mounted*

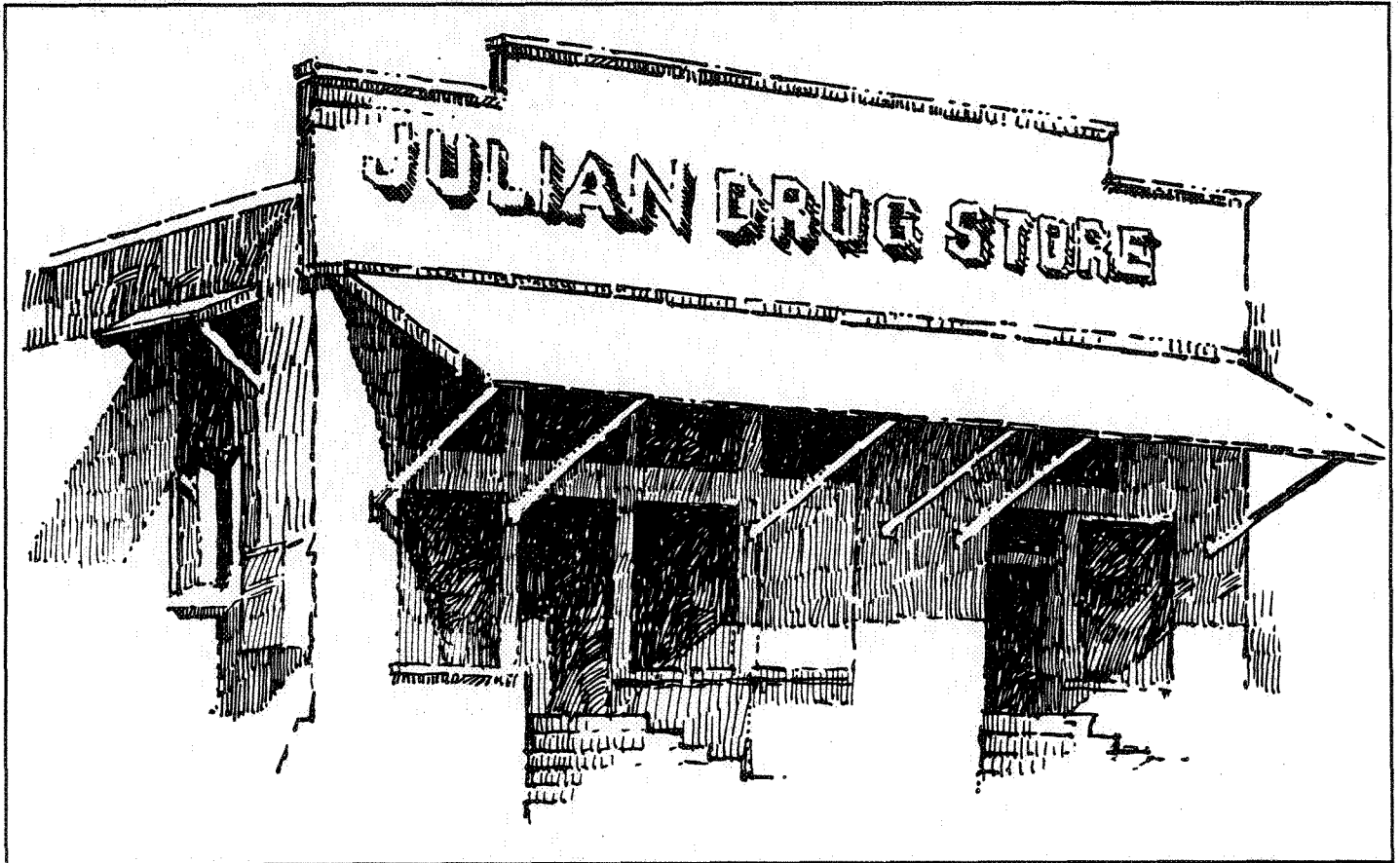


*Bracket mounted*

## SITE FURNISHINGS • LATTICE WORK • CANOPIES



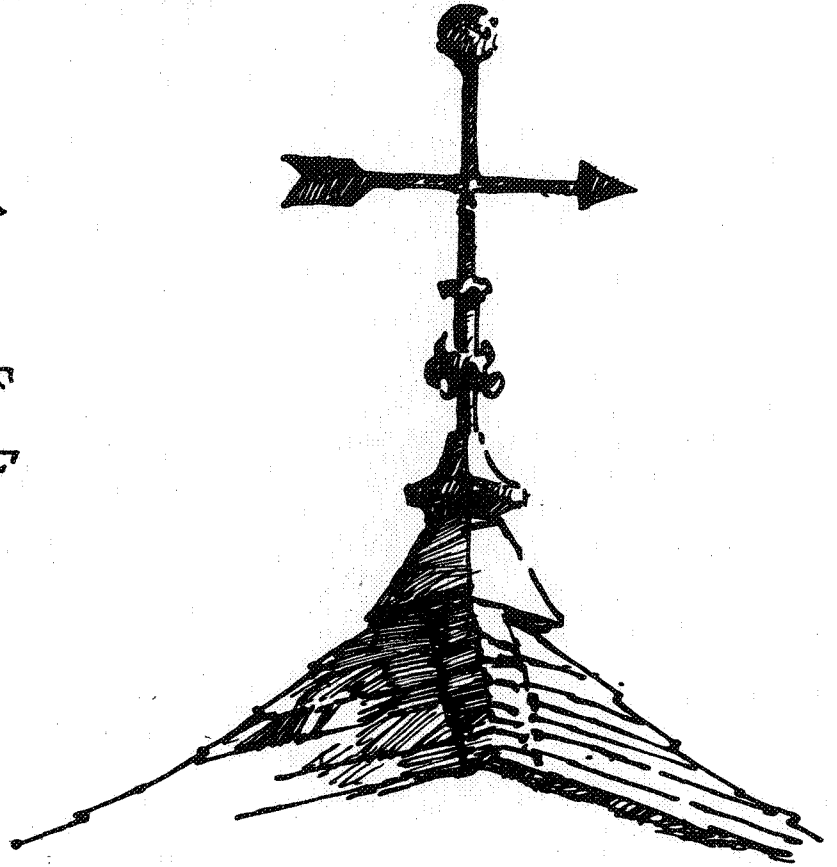
Houses and porches built on hillsides or uneven ground need a decorative way to hide the posts and structure underneath. This is easily accomplished by using lattice work. Our ancestors liked it, and it still looks and works fine. Its use is encouraged.



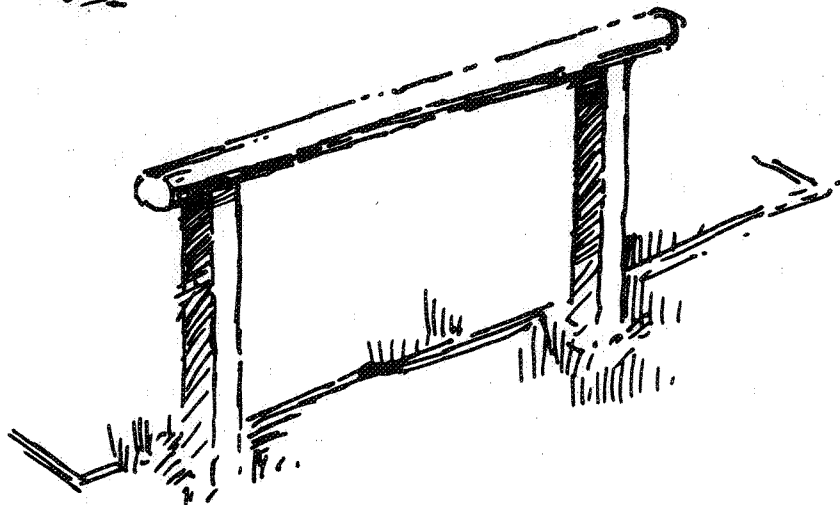
Early Julianites needed to shield their windows from the sun just as we do. Lacking the awning department of Sears or Montgomery Ward, they improvised. Wooden awnings and canopies were the result. Small awnings were

supported by wooden braces. Bigger canopies, such as shown above, were supported by steel rods. The roofs were often covered with sheet or corrugated metal or shingles. Sometimes the boards were left exposed.

SITE FURNISHINGS • WEATHER VANES • WATERING TROUGHS  
HITCHING RAILS



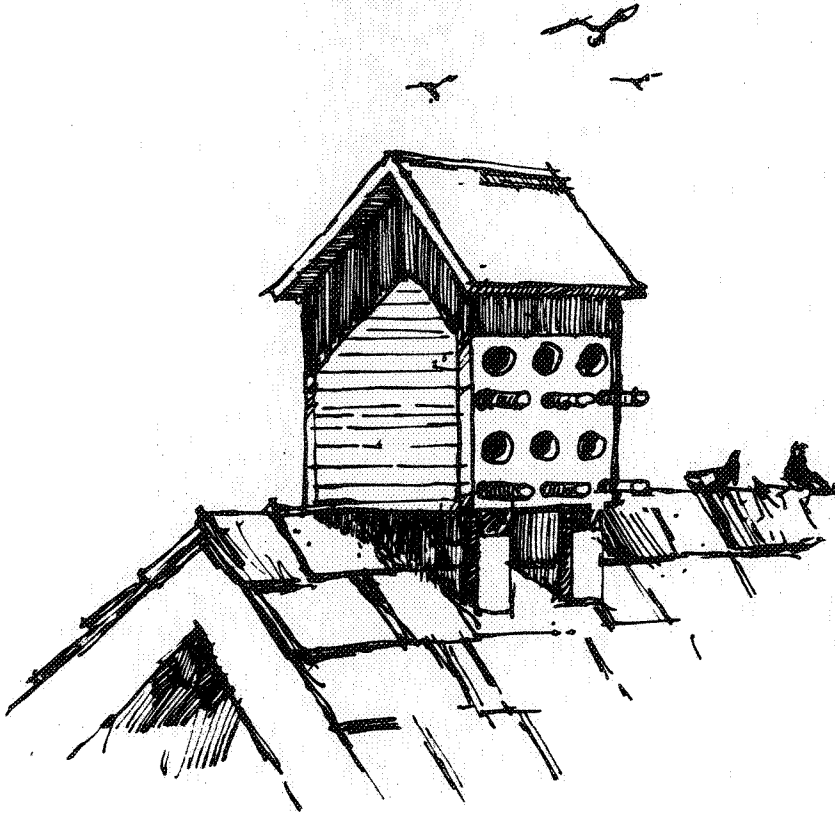
Weather Vanes are wonderful items,  
especially if you can find an antique.



Hitching rails can be used to good effect  
around commercial buildings for area defini-  
tion.



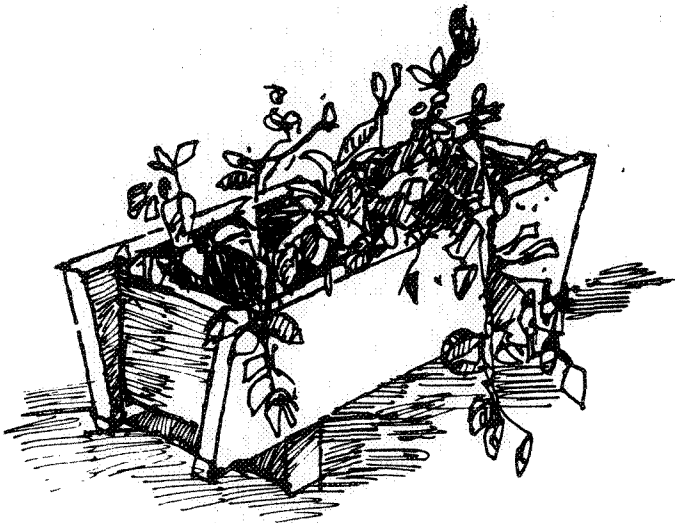
## SITE FURNISHINGS • DOVE COTES • OUTHOUSES • PLANTERS



The addition of a dovecote to the ridge of your building can also be a nice aesthetic touch, especially if you like birds



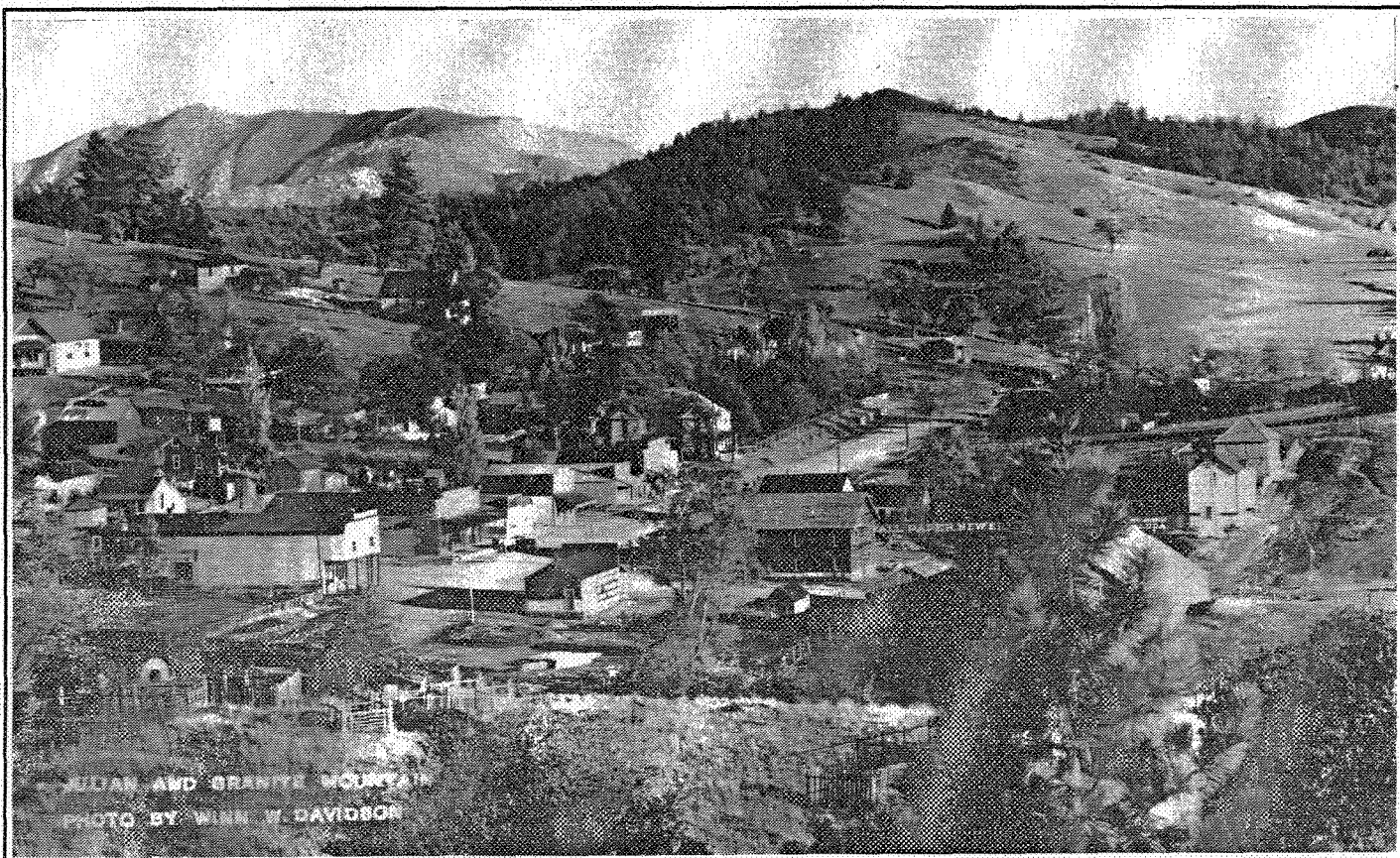
If you look closely at the historical photographs of Julian, you will see in many of them the location of the outhouse, at the rear of the property, of course. It is doubtful that you can talk the county into such a plumbing arrangement. The inclusion of these little buildings could add an authentic historical note and provide tool storage for the garden and the like.



A standard item on the streets of Julian before the invention of the gasoline buggy was the watering trough. They make nice planters today.



*Main Street at Washington Street looking southeast. Note the water trough.*



*A careful search of this photograph with a magnifying glass will reveal a wealth of site furnishing detail.*

## SITE FURNISHINGS • FLAG POLES • BENCHES TRASH BARRELS • DUMPSTERS

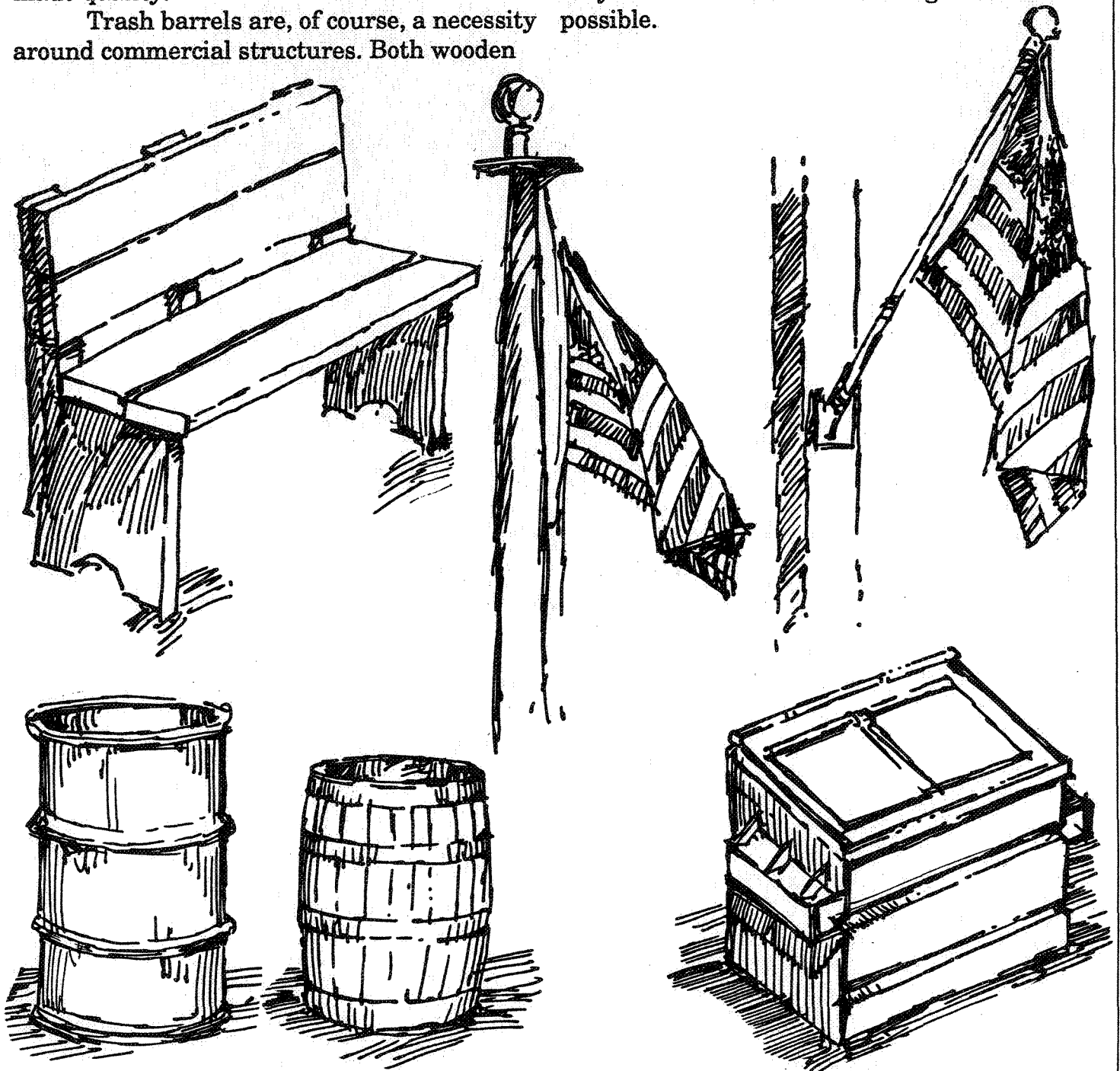
The inclusion of a flag pole in front of your house or business is not only a patriotic gesture but can also add a note of interest. The poles should be of wood or iron, avoiding spun aluminum or other such modern materials,

Benches should be simple, without ornamentation, made of wood, and reflect a hand-made quality.

Trash barrels are, of course, a necessity around commercial structures. Both wooden

and iron barrels are acceptable. Not acceptable would be the concrete, modern metal, or plastic receptacles in use at shopping malls, etc..

If you look carefully at all of the photographs in the manual you will not be able to find even one trash dumpster. The reason is simple. Our ancestors did not need them. We do, and they should be located out of sight when ever possible.





## SITE FURNISHINGS • CURBS AND GUTTERS • SIDEWALKS • PATIOS DRIVEWAYS

Concrete curbs and gutters didn't exist in early Julian, but nowadays the County often requires them. Rolled curbs should be used unless the grade exceeds 12%. In that case, curbs must be flat faced so that carwheels can be cramped against them. The curbs can be made of asphaltic concrete or concrete with black pigment added. The County Department of Public Works has complete dimensions for these types of curbs and gutters.

Sidewalks in the public right of way must be made of asphaltic concrete with weed killer underneath and 90% compaction of the subgrade. Black pigmented concrete with exposed pea gravel aggregate is desirable. This is only required when in the public view.

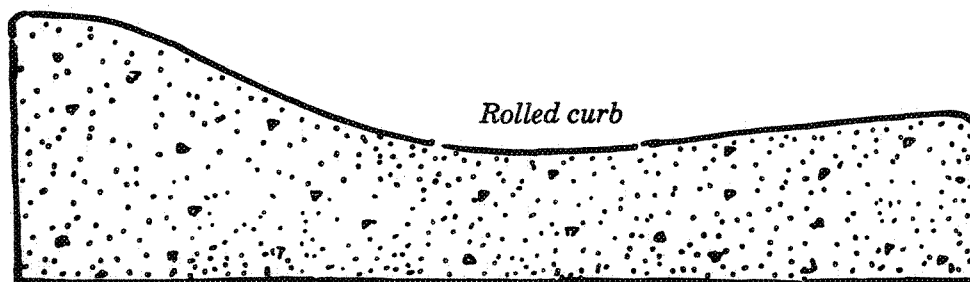
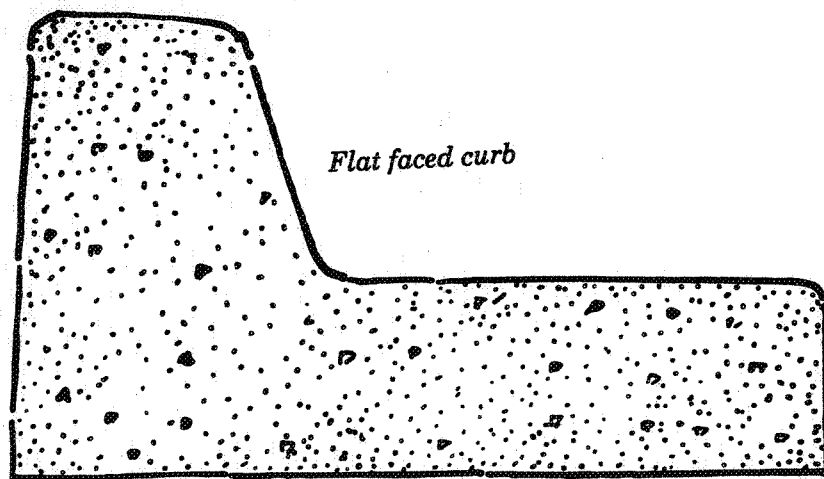
Sidewalks for private use may use cement stabilized soil which is an attractive earth color

and looks like dirt. Boardwalks, flat stones and asphaltic concrete may also be used. If you can find any other examples in the historic photographs, please use them. Not appropriate in the Historic District are stamped or pattern concrete, cobblestone, octagonal patterns etc...

Planters may be made of fired brick or stone or any native material.

Asphaltic concrete "blacktop" may be used for flatwork including driveways. Concrete with exposed pea gravel aggregate and black pigment is desirable. Cement stabilized soil may also be used.

All materials used for driveways are good for patios, as well as any native material such as flat stone. Wood may also be used in the form of boardwalks.

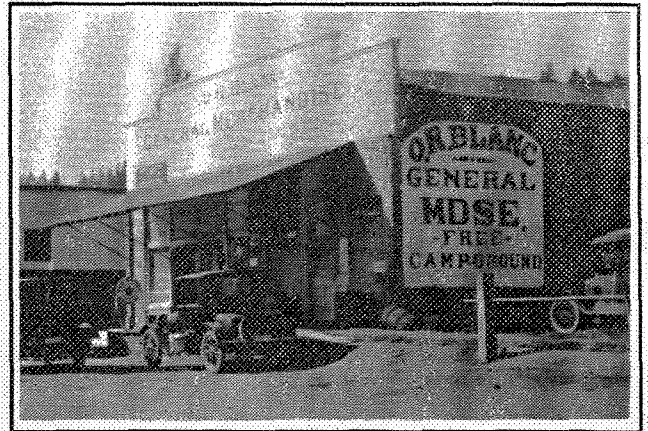


*Cross Sections Of Curbs and Gutters*

• SIGNS •

The execution of good sign work in the Julian Historic District is of great importance to us all. The lack of good execution is probably our most common shortcoming. The nature of Julian's signs was simple and practical.

The sign style should be practical and forthright. Olde English, Colonial, "Gold Rush", or Circus style lettering should not be used. Some samples of acceptable lettering are illustrated here. Look at the old photographs for other acceptable styles.



ABCDEF  
GHIJKLS  
MNOQP  
RTVXW  
UYZ& 12

ABCDEFGHIJ  
KLMNOPQRST  
UVWXYZ &  
123456789

ABCDEFGH  
IJKLM  
NOPQRST  
UVWXYZ  
abcdefghijklmn  
opqrstuvwxyz  
123456789

ABCDEFGHIJKLMN  
OPQRSTUVWXYZ &  
abcdefghijklmopqrstu  
vwxyz 1234567890

## • SIGNS •

In addition to ARB requirements, the sign sections of the San Diego County Zoning Ordinance will apply. The following are some ARB guidelines:

No routed or carved signs; no signs with pictures painted on them; no advertising balloons or statuary (plastic or otherwise) on a roof will be permitted. Logos will be considered individually.

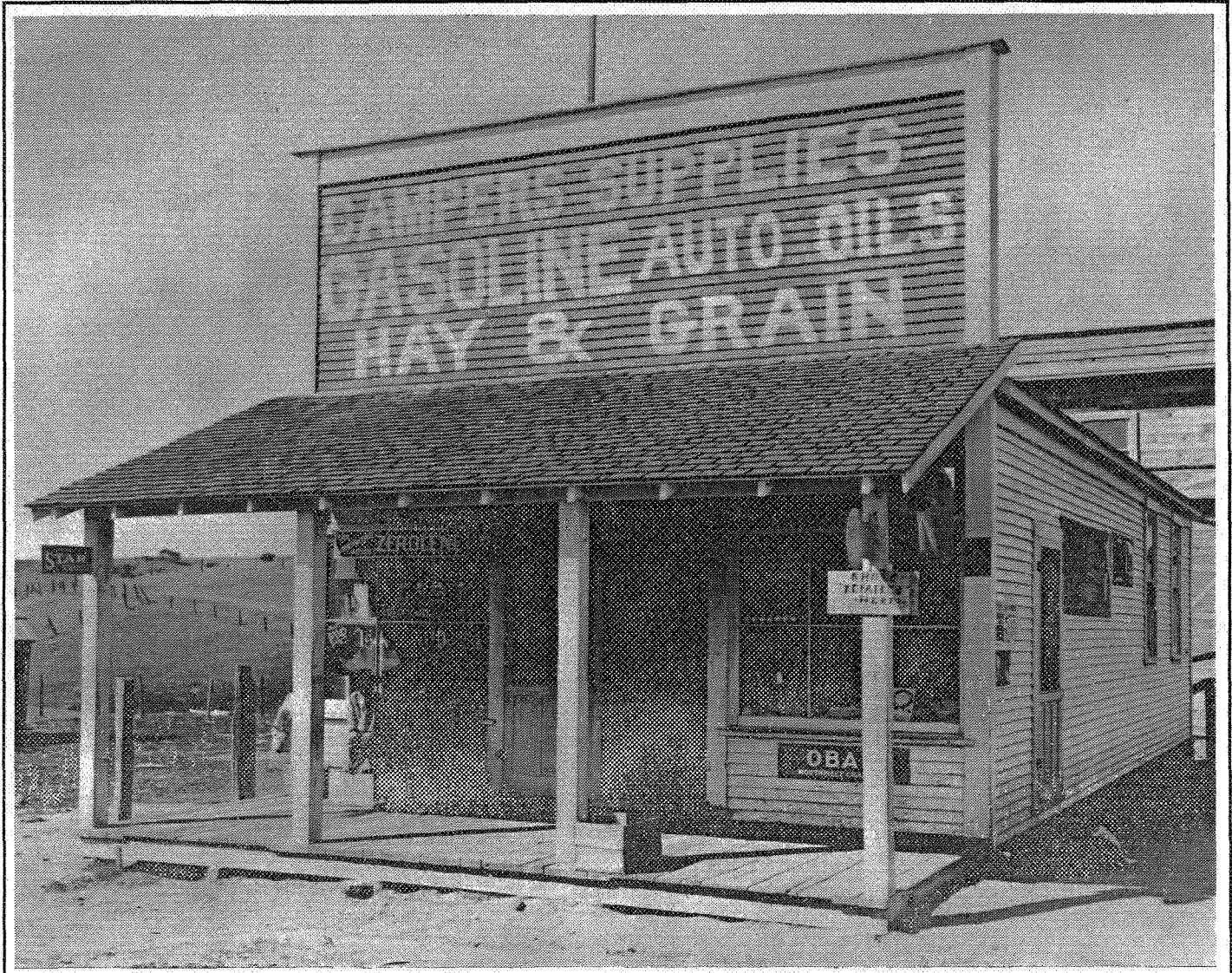
Business signs shall be limited to one sign only per business for each street frontage. The total per building cannot exceed County Zoning Ordinance limitations.

Neon signs are not allowed, nor are backlit translucent signs, signs that flash, blink, revolve, are in motion or give the illusion of motion.

Proprietary signs are limited to 4 square feet per face, one sign per registered trademark, and mounted not over 8 feet above street level.

Signs hung from porches must not extend past the front of the porch. Minimum vertical clearance is 8 feet.

Signs, in the style of the historic period, painted directly on the buildings, are encouraged



Silver's Store in 1913. It was built with lap siding, wide trim boards, frieze boards, a shingled porch roof and wood floor. There are several proprietary signs. Note also the simple lettering painted directly on the false front.



## LANDSCAPE • TREES AND SHRUBS

Landscaping in Julian is dependant on our unusual circumstances. It is possible to grow oranges and bananas here in a greenhouse, but outdoors, forget the subtropicals that flourish in San Diego. We are both limited and blessed by temperatures low enough and long enough to meet the chilling requirements of all pome fruit varieties. There are dozens of micro-ecologies here, but speaking generally : The temperature drops to 15 degrees Farenheit most winters, and in the summer we get a few days over 100 degrees. The growing season ranges between 150 and 210 days. The last killing frost is in May or June, but we have had snow every month of the year. We get some hail, but ordinarily very little. Rainfall is variable. It averages about 30 inches, but in the last 30 years we have had 15-inch years and 70-inch years. We have sporadic summer rain. The most rainfall is between November and February. In 1988 the rainfall in April was over 5 inches, highly unusual. We are subject to east and west winds that can screw the tops off pine trees and dehydrate plants even in winter. The humidity can stay at desert lows for a week, yet it can rain the next day. The soil is generally granitic and the pH is on the acidic side. There is NO imported water in Julian. We get our water from rain replenished wells. This means that water use may be restricted at any time by the Julian Community Service District.

With these conditions in mind, we can grow pretty much what the Northern half of the United States can grow. The major difference is our summer drought, when little rain falls for three to five months. If we're lucky, we get some thundershowers, but most of the time the soil is dry, dry, dry.

Trees and shrubs should be drought tolerant. Big expanses of lawn take lots of water and should be minimized. Drip irrigation will save 20% to 50% of that used in sprinkling.

The following is a list of some available references :



Sunset Western Garden Book  
A Flora of San Diego County, California  
Hiller's Manual of Trees and Shrubs  
Gardening with Perennials  
Gardener's Index of Plants and Flowers  
Lawn and Groundcover Plants  
Right Plant, Right Place  
Taylor's Guide to Gardening (10 books)  
Wyman's Gardening Encyclopedia  
Manual of Cultivated Conifers

The following is a list of the recommended plants and trees for Julian. Other suggestions may be found in the Sunset Western Garden Book. The best information on local conditions will come from walking around town and talking to experienced gardeners. What grows here best is best demonstrated by what is growing here.

## LANDSCAPE • TREES AND SHRUBS

A list of trees, shrubs, perennials, annuals, vines and ground covers that are suitable to Julian due to their drought tolerance, vigor, climate adaptability, and beauty.

\* - denotes native or naturalized flora

### TREES

#### COMMON NAME

Black Locust\*  
 Jeffrey Pine\*  
 Ponderosa Pine\*  
 Coulter Pine\*  
 Pinyon Pine\*  
 Sugar Pine\*  
 Japanese Black Pine  
 Giant Sequoia  
 Black Walnut  
 California Black Oak\*  
 Mesa Oak\*  
 Coast Live Oak\*  
 Canyon Live Oak\*  
 Scrub Oak\*  
 Interior Live Oak\*  
 Pin Oak  
 Catalpa  
 Liquid Amber  
 Incense Cedar\*  
 Birch  
 Apple  
 Pear  
 Plum  
 Peach  
 Cherry  
 False Cypress  
 Chestnut  
 White Fir\*  
 Colorado Blue Spruce  
 Chinese Pistacio  
 Hybrid Poplar  
 Sugar Maple  
 Mimosa  
 Smoke Tree  
 Lombardy Poplar

#### SCIENTIFIC NAME

Robina pseudoacacia  
 Pinus jeffreyi  
 P. ponderosa  
 P. coulteri  
 P. several species  
 P. lambertiana  
 P. thunbergiana  
 Sequoiadendron giganteum  
 Juglans nigra  
 Quercus kelloggii  
 Q. engelmannii  
 Q. agrifolia  
 Q. chrysolepis  
 Q. dumosa  
 Q. wislizenii  
 Q. palustris  
 Catalpa speciosa  
 Liquidamber styraciflua  
 Calocedrus decurrens  
 Several species  
 " "  
 " "  
 " "  
 " "  
 " "  
 Chamaecyparis sp.  
 Several species  
 Abies concolor  
 Picea pungens  
 Pistache chinensis  
 Populus hybrid  
 Acer saccharum  
 Albizia julibrissin  
 Cotinus - drought resistant  
 Populus nigra (Italica)

## LANDSCAPE • TREES AND SHRUBS

### SHRUBS

#### COMMON NAME

Laguna Manzanita\*  
 Eastwood Manzanita\*  
 Bigberry Manzanita\*  
 Cuyamaca Manzanita\*  
 Mexican Manzanita\*  
 Great Basin Sagebrush\*  
 California Wild Lilac\*  
 Cotoneaster  
 Firethorn  
 Flannel Bush  
 Toyon, Christmas Berry\*  
 Oregon Grape\*  
 Sugar Bush\*  
 Cleveland Sage\*  
 Juniper\*  
 Rose  
 Silk-tassel\*  
 Silverberry  
 Rosemary  
 Goldenrod

#### SCIENTIFIC NAME

*Arctostaphylos glandulosa*  
*A. glandulosa* ssp. *glandulosa*  
*A. glauca*  
*A. pringlei* ssp. *drupacea*  
*A. pungens*  
*Artemisia tridentata*  
*Ceanothus* sp.  
 Many species  
*Pyracantha*, many species  
*Fremontodendron*, many species  
*Heteromels arbutifolia*  
*Mahonia*, many species  
*Rhus ovata*  
*Salvia clevelandii*  
 Many prostrate species  
 " " "  
*Garrya flavescens*  
*Eleagus pungens*  
*Rosmarinus* sp.  
*Solodago canadensis*

### PERENNIALS, ANNUALS, BULBS, VINES

p = perennial; a = annual; b = bulb; v = vine

Yarrow, p  
 Jupiter's beard, p  
 Blanket Flower, p  
 Iris, p\*  
 Narcissus, b  
 Rose Moss, a  
 Fried Eggs, Matilija Poppy, p\*  
 California Blue-eyed Grass, p\*  
 Garden Heliotrope, p  
 Verbena, p  
 Wisteria, Japanese, Chinese, v  
 Ivy, v  
 Honeysuckle, v  
 Silver Lace Vine, v  
 Butterfly Bush, Summer Lilac, p  
 California Poppy, a\*  
 Myrtle, v  
 Gazania, a, p  
 Butterfly Bush, p  
 Aster, p  
 Carnation, p  
 Coral Bells, p\*  
 Lupine, a, p\*  
 Penstemon, p\*  
 Sweet Alyssum, a  
 Pot Marigold, a  
 Cape Marigold, a  
 Farwell-to-Spring, a\*  
 Shasta Daisy, p  
 St. Johnswort, p  
 Snow-in-Summer, p\*

*Achilla* sp.  
*Centranthus ruber*  
*Gaillardia grandiflora*  
*Iris* sp.  
 Daffodil, many species  
*Portulaca grandiflora*  
*Romneya coulteri*  
*Sisyrinchium bellum*  
*Valeriana officinalis*  
*Verbena* sp.  
*Wisteria* sp.  
*Hedera* sp.  
*Lonicera* sp.  
*Polygonum aubertii*  
*Buddleia davidii*  
*Eschscholtzia californica*  
*Vinca major*  
*Gazania*  
*Asclepias tuberosa*  
 Aster, sp.  
*Dianthus*  
*Heuchera* sp.  
*Lupinus* sp.  
 Penstemon  
*Lobularia maritima*  
*Calendula officinalis*  
*Dimorphotheca* sp.  
*Clarkia purpurea*  
*Chrysanthemum maximum*  
*Hypericum calycinum*  
*Cerastium tomentosum*

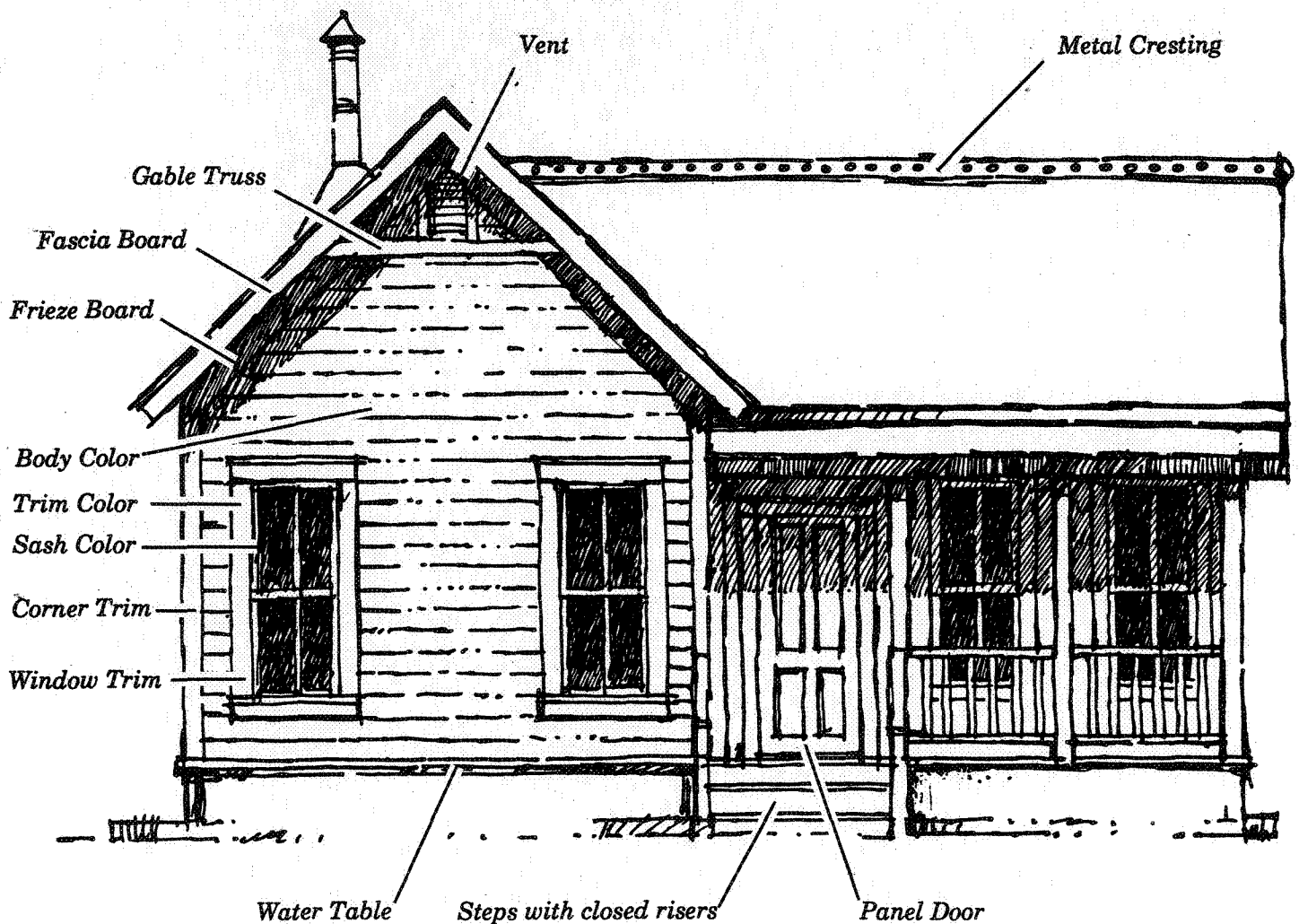


## COLOR ON BUILDINGS • PAINT SCHEMES

The text and illustration on this page are intended to help the applicant become aware of the need to paint structures in a manner suitable to the Julian Historic District. Also included below is a brief nomenclature of the architectural elements of a building which might be considered in the color scheme.

Colors should reflect the choices of 1870 -1913. There were no "Painted Ladies" in Julian (structures painted in a dozen colors in the San Francisco, Ferndale or Eureka restoration fashion). Color choices will be considered on an individual basis.

Generally acceptable color schemes are available from the Architectural Review Board.



Drawing of house illustrating a simple paint scheme  
Also nomenclature

## PROCEDURES

If you plan to build in the Julian Historic District, one of three things must happen before you will be able to get a building permit: 1) the County determines that the project is exempt from design review, or 2) the County waives the requirement for formal design review after considering the recommendation of the Architectural Review Board (ARB), or 3) the project is reviewed and approved by the County through the formal design review process known as "*Site Plan Review*", which also requires a review and recommendation from the ARB. These options are explained further below :

1) Certain projects are specifically exempt from design review by the County Zoning Ordinance. Projects which only involve alterations to the interior of an existing structure, which the County determines are not detrimental to the Historic District, may be exempted by the County. In these cases, no design review by the ARB is necessary. The County Department of Planning and Land Use will advise you whether your project qualifies for this exemption.

2) On minor projects, the ARB may recommend a waiver of the County's formal Site Plan Review for projects in the District.

Projects which may qualify for waivers include:

New construction or alterations not visible within the district.

Very minor exterior alterations to existing buildings within the district.

Projects which would not qualify for waivers:

New construction or alterations visible within the Historic District.

Projects containing any known historic, cultural or archaeological resources.

If you choose to request a waiver, you should discuss the project with County staff to be sure that the County could support an ARB waiver recommendation. You must also present the project to the ARB in a preliminary review meeting. Waivers can only be granted for projects which are minor in nature and where preliminary review satisfies the concerns of the

ARB. The County may grant a waiver, if the County agrees that a formal Site Plan Review is not necessary in obtaining the objectives of the Historic District.

3) Preliminary review by the ARB prior to a formal Site Plan Review is strongly encouraged for all projects in the District. Preliminary review will provide you with the guidance you will need to receive a favorable recommendation when the project is formally reviewed by the ARB through the County's Site Plan Review process. Although the County is the final approval authority, the ARB recommendation is always considered before any approvals of Site Plans.

### PRELIMINARY REVIEW REQUIREMENTS

For preliminary reviews, the ARB will need two copies of all drawings and written material. Most projects will require the following minimum information :



Mike Julian and his wife, the former Margaret Skidmore

## PROCEDURES

1. A site plan to show location of all buildings, parking areas, fences, circulation, points of access, pedestrian spaces, and major landscape elements. For parking lots, show layout and dimensions of spaces and aisles, and areas of landscaping. Property and setback lines must be located. Neighboring buildings should also be shown if close to the site.
2. A topographic map for major projects showing existing and proposed contours and major features to be saved or removed, such as trees and rock outcroppings. The map should be combined with the site plan when possible.
3. Elevations of buildings indicating building materials and colors.
4. Other information may be supplied at the option of the applicant as appropriate.

Submittals must follow accepted conventions of drawing: North arrow on plans, scales shown, drawings clearly labeled, clear and readable linework.

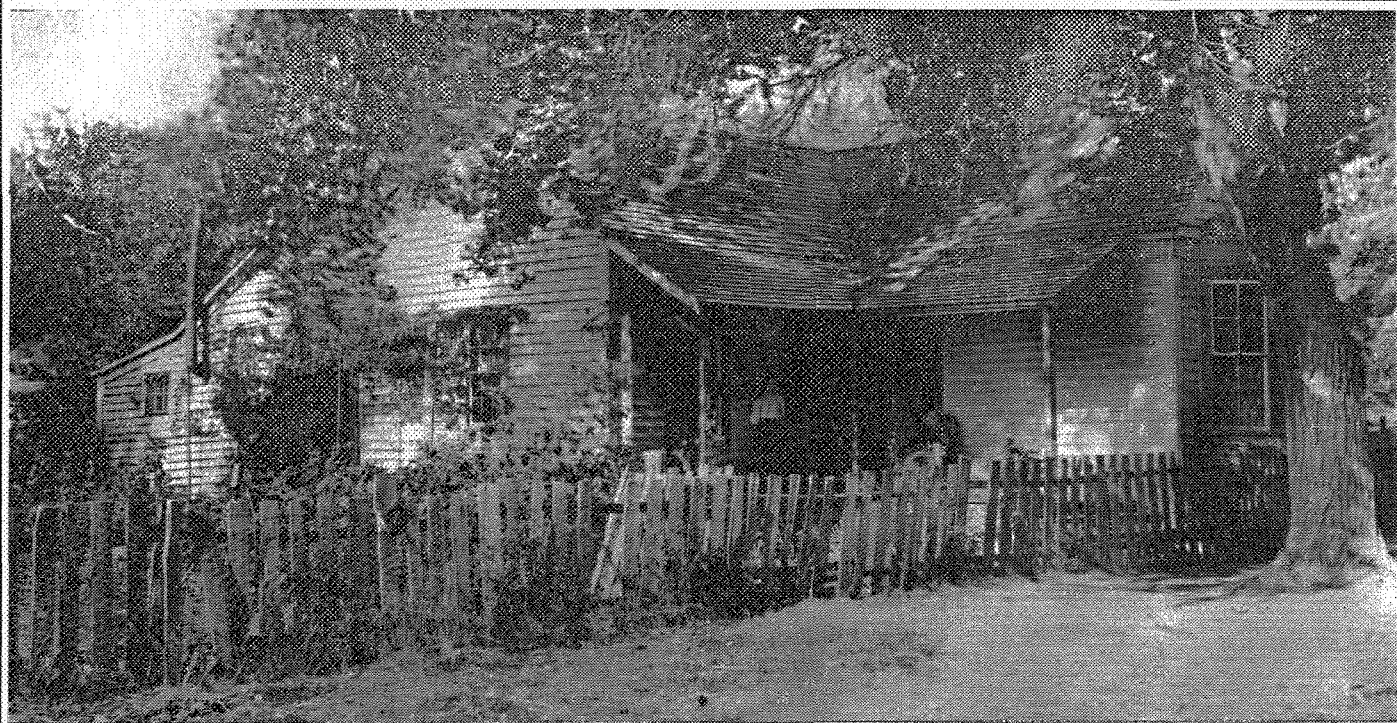
### FORMAL REVIEW REQUIREMENTS (SITE PLAN REVIEW)

Formal Site Plan application forms and instructions are available at the County Department of Planning and Land Use, Zoning Counter. You must provide all drawn and written information as explained in the County's instructions. The Departmental review procedure, in addition to considering the Julian ARB recommendation, also includes transmittal of the application to the Julian Planning Group.



A fine day for a picnic in Julian. Circa 1915.



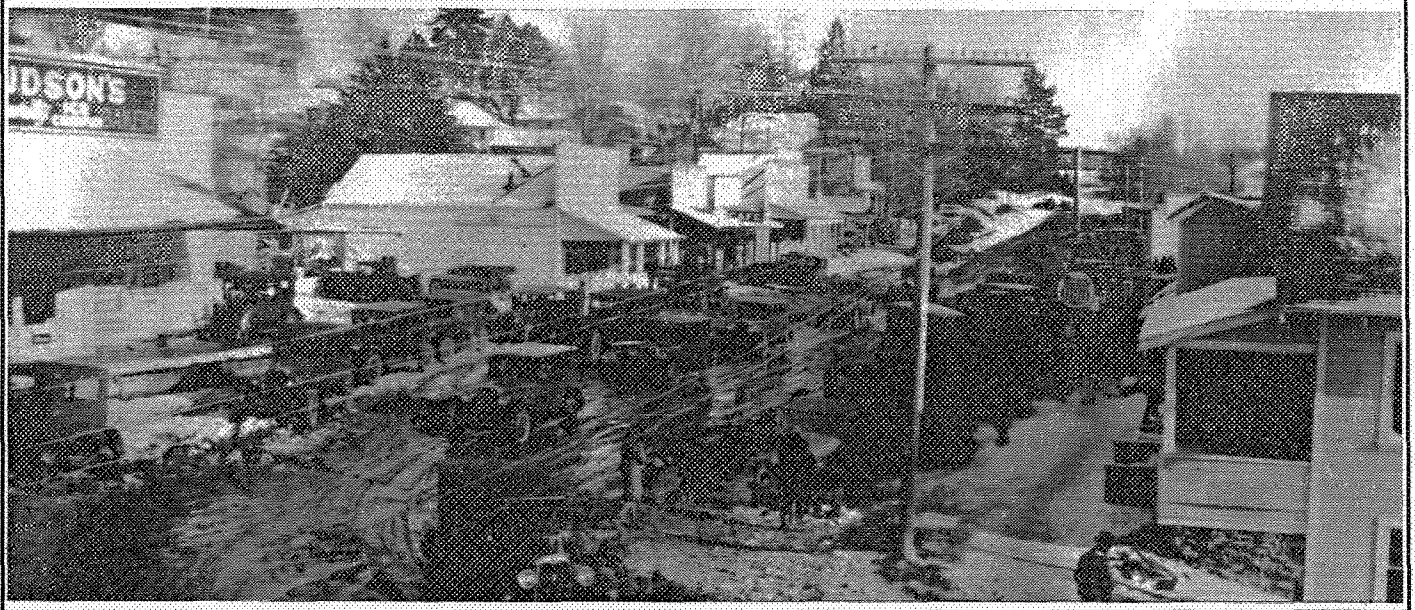


*Another view of the Taylor-Bailey House (top of page 22). Circa 1910.*

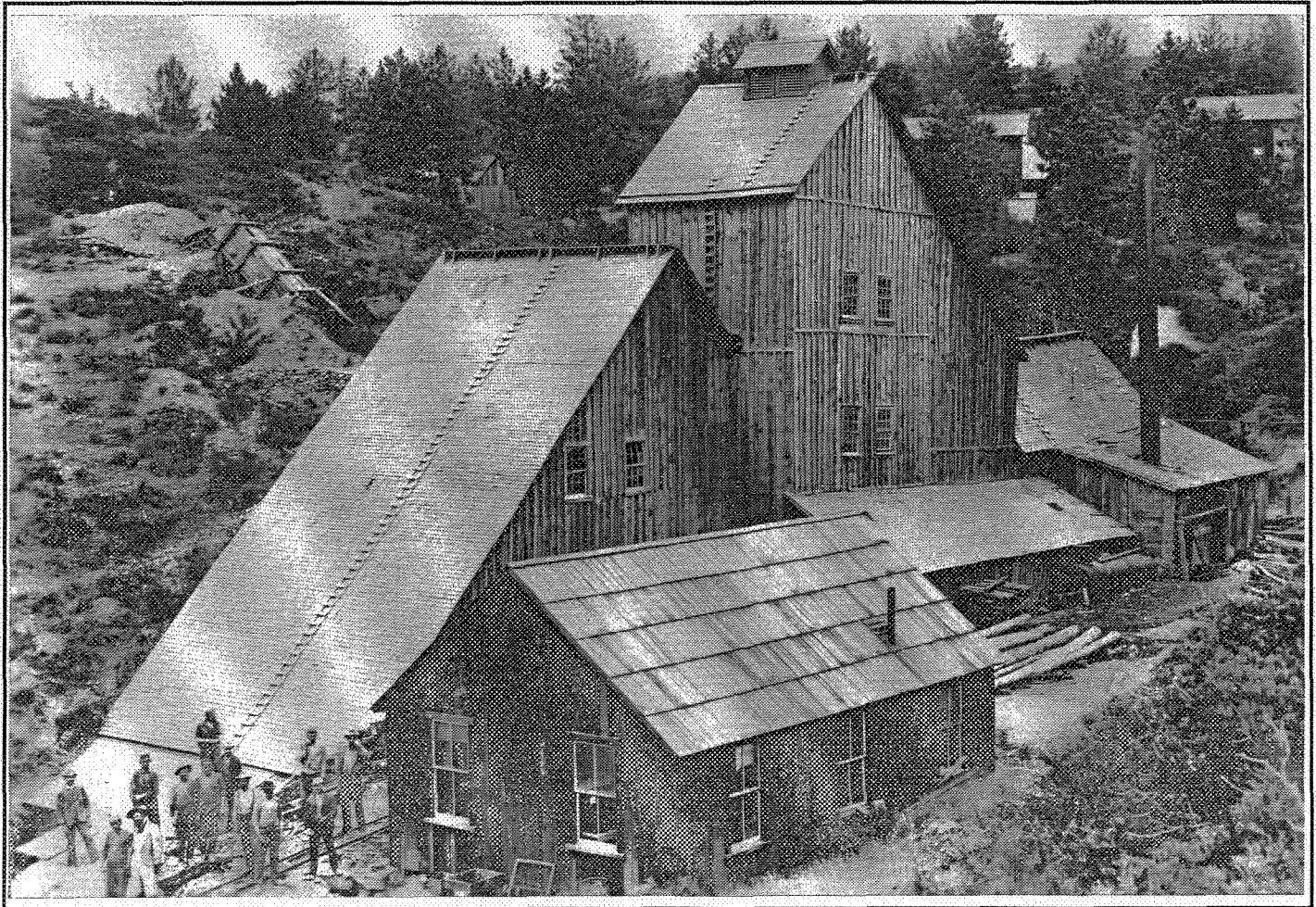


*The Stonewall Mine at Cuyamaca about 1900. The head frame was inside the hoist house (the tallest building typical of mines). To the right is the power house with two stacks for the woodfired steam boilers. Monitors sit on the roofs for ventilation. The horse drawn fresnos are reworking the mill tailings.*





*This is probably the last mud year. Main Street was paved in 1931.*

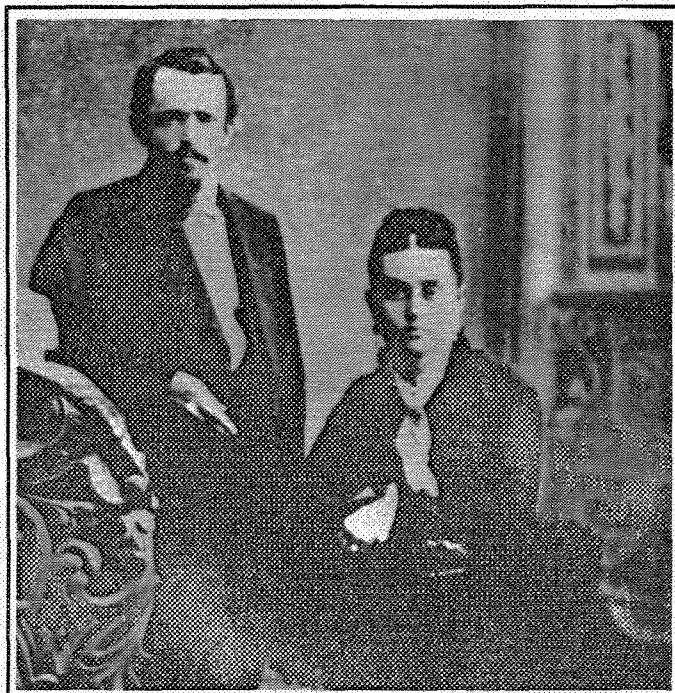


*The Helvetia mine, which prospered in the 1890's. Note shake shingles, board and batten, 12-lite, 4- high and 4-lite, 2-high windows, the steep roof slopes, fire ladders, monitor and steam boiler.*

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Layout - graphics and illustrations by Stan Solleder.  
Text by Wallace McFarlane and Stan Solleder.  
Typesetting by Chadwick Tanner Graphics.



*Drury Dobbins Bailey was born May 31, 1844 and died October 8, 1921. He married Annie Laurie Redman in 1875. They had 12 children. He was also the father of Julian.*





*This photograph of Julian, circa 1915, is noteworthy, not only for the architecture in the background, but for the various means of transportation visible. The riders, dressed in the wonderful toggery of the time, are posed on the vacant lot behind the present Home Federal building. What great adventure were they up to that day ?*